



**263 Red Crow Boulevard W  
Lethbridge, Alberta**

**MLS # A2301807**



**\$529,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,256 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** Walk-In Closet(s), Wet Bar

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** FRIDGE, STOVE, DISHWASHER, CENTRAL AIR CONDITIONING,

Beautiful West Lethbridge bi-level offering a rare 3 bedrooms on the main floor and an inviting open-concept layout. The kitchen features a large island with plenty of workspace and storage, perfect for cooking and entertaining. The fully developed basement includes a wet bar and generous family room. Located just steps from the school, this home delivers location, comfort, convenience, and great value.