



**113 Cayuga Crescent W
Lethbridge, Alberta**

MLS # A2302017



\$395,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	973 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Low Maintenance Landscape, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Metal Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Storage, Wet Bar		

Inclusions: NA

If you have been searching for a home with space, functionality, and a convenient westside location, 113 Cayuga Crescent W is one to see. Offering 5 bedrooms and 2 full bathrooms, this property provides plenty of room for a growing family or those needing extra space for an office or guests. The main floor features 972.62 sq ft with a bright and welcoming layout, while the basement adds an additional 885.41 sq ft of developed space, giving you a total of 1,858 sq ft to enjoy. The home has been well maintained over the years, including a new roof in 2018 and extensive painting updates that give it a clean, move-in ready feel. A separate side entry provides convenient access to the backyard, adding flexibility and functionality to the home. You will also appreciate the good amount of off-street parking. Located close to amenities, schools including the University of Lethbridge, transit, parks, and walking paths, this is a location that makes everyday living easy. This property checks off a lot of boxes and offers a great opportunity to get into a well-established westside neighborhood.