



**10 Sarcee Place W
Lethbridge, Alberta**

MLS # A2136651



\$529,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,460 sq.ft.	Age:	1998 (26 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air

Floors: Carpet, Vinyl Plank

Roof: Shingle

Basement: Full, Walk-Out To Grade

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: No Smoking Home, Open Floorplan, Skylight(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: N/A

Stunning Custom-Built Bi-Level Home in West Side Lethbridge Discover this exquisite custom-built bi-level home on the desirable west side of Lethbridge. The upper level boasts 1,459 square feet of beautifully designed living space, featuring four spacious bedrooms and two full bathrooms. The vaulted ceilings and two skylights fill the home with abundant natural light, creating a bright and welcoming atmosphere. The lower level offers an additional 1,200 square feet, a 9-foot ceiling, a walk-out basement with large windows, two more bedrooms, and one full bathroom. Recent updates include new flooring upstairs and a newer roof completed in 2018. This home is located in a prime area and is close to shopping centers and all essential amenities. Whether you're seeking a comfortable single-family home or an opportunity to live upstairs and rent out the downstairs, this property is ideal. Contact your favorite agent today to schedule a viewing!