



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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

MLS # A2160855



\$524,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,504 sq.ft.	Age:	2000 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Underground Sprink		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: underground sprinklers

Welcome to this well-maintained former showhome in the Indian Battle Heights neighborhood of Lethbridge. This fully finished bi-level with bonus space offers 2,461 square feet of practical living space, suitable for families and professionals. The main floor features vaulted ceilings, a skylight, and a gas fireplace. There's also a flexible space that could serve as a home office or playroom, with views of Squamish Park and the greenspace behind. The kitchen includes essential appliances such as a fridge, dishwasher, and stove. The primary suite is on the upper level, offering a 5-piece ensuite and a walk-in closet. The basement is fully developed with two additional bedrooms, a laundry room, a family room with a second gas fireplace, and a walk-out to the backyard. The outdoor area includes a concrete patio and a deck, with the backyard backing onto Squamish Park and greenspace. The home is equipped with central air, central vacuum, and underground sprinklers. There's also a heated double-car garage for convenience. Located with easy access to schools, including elementary, junior high, and high school, as well as shopping and restaurants, this home offers practical living in a convenient location. Move-in ready, the property includes a walk-out basement leading to a backyard with greenspace behind.