



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

**MLS # A2160855**



**\$499,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.