



**GRASSROOTS**  
REALTY GROUP

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**213 Mt Crandell Crescent W  
Lethbridge, Alberta**

**MLS # A2171393**



**\$364,900**

<b>Division:</b>	Mountain Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,076 sq.ft.	<b>Age:</b>	1990 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, AC, Window Coverings

Hello !&rsqu;m 213 Mt Crandell! An updated 4-bedroom, 2-bathroom home which combines modern style with inviting charm in a great neighborhood. Outside you can enjoy the front porch deck and beautifully massive landscaped backyard. Step Inside and enjoy, a fresh updated living room including paint and trim, along with stylish light fixtures creating a vibrant atmosphere. The kitchen features new appliances, including a stove, dishwasher, making daily tasks a breeze. The completely redone basement offers versatile space for a family room or home office. You will also find enhanced five new triple-pane windows for added light and energy efficiency. Both bathrooms are stylishly updated, and the back deck, complete with dry storage underneath, is perfect for entertaining. Addition to this you'll also have a peace of mind with the thoughtful updates done throughout, including a new doors and AC to name a few! This home is a true haven. Don&rsquo;t miss your chance&mdash;and call your favourite REALTOR&reg; today!