



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

**MLS # A2180181**



**\$459,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,472 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Other, See Remarks		

<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-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Sump Pump(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Window Coverings, Washer, Dryer, Garage Door Opener

Welcome to 752 Redcrow! Explore this recently updated 4-bedroom, 3.5-bathroom two-story home in West Lethbridge! Upon entering, you're welcomed by a spacious foyer leading into the open-concept kitchen, living, and dining areas. The main floor features an open concept kitchen with newer stainless steel appliances, a convenient 2-piece bathroom, and main floor laundry. Upstairs, you'll find 3 bedrooms, including a master suite with a 4-piece ensuite, plus an additional 4-piece bathroom and 2 more bedrooms. The fully renovated basement adds even more living space, featuring a bonus room with a wet bar, an additional bedroom, and another 4-piece bathroom. Step outside to the backyard, designed for those who love outdoor living with low-maintenance zero-scaping. 5 minutes to many amenities, including easy access to the University, shopping, and schools. With over 2,100 square feet of developed space, this home is perfect for a growing family or anyone who appreciates extra room to spread out. The roof and hot water tank were both replaced within the last couple years. Don't miss the opportunity to see this wonderful home and call your favourite realtor today!