



**53 Harvard Crescent W
Lethbridge, Alberta**

MLS # A2187175



\$385,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	980 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Garden, Low Maintenance Landscape, La		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, gas stove, dishwasher, microwave hood fan, washer, dryer, hot tub, central air, underground sprinklers in front yard, ceiling fan, garage door opener & control.

Welcome to 53 Harvard Crescent West! This charming updated bungalow is perfect for families or first home buyers looking for comfort & convenience. Featuring 3 bedrooms, 2 renovated bathrooms, a substantial family room & a living room bathing in natural light. Boasting a beautiful updated kitchen, well-appointed with granite countertops, stainless steel appliances & a breakfast bar that flows seamlessly into the dining area. Step out from there onto the spacious tiered newly refinished deck, an ideal space for family gatherings & hosting guests or relaxing in the hot tub overlooking the lovely treed backyard with low maintenance artificial turf. For your added convenience there's a laundry room with a new washer & dryer, plenty of storage, a detached double garage plus additional parking on the double driveway in front of the house. Nestled in Varsity Village, walking distance to schools, shops, restaurants & for the nature enthusiast, Nicholas Sheran Park with walking trails, fishing & more outdoor activities to enjoy. See what this fantastic home has to offer! Book your private viewing today with your favourite Realtor!