



GRASSROOTS
REALTY GROUP

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

**220 MT. Alderson Crescent W
Lethbridge, Alberta**

MLS # A2191546



\$445,000

Division:	Mountain Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,170 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Faces Front, On Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Brush, City Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Block	Utilities:	-
Features:	Built-in Features, Kitchen Island, Laminate Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: none

Wonderful property as a family home or a revenue-generating investment. Ample square footage in a peaceful neighborhood close to Dr. Probe Elementary School, the University, and Nicholas Sheran Park. The house boasts 5 bedrooms and a separate entrance, Walk-out basement, main floor Laundry. The basement is fully developed and includes a spacious family room with a gas fireplace, as well as a full bathroom. Private deck with a cement pad for a hot tub. The yard is adorned with mature trees.