



**854 REDCROW Boulevard W  
Lethbridge, Alberta**

**MLS # A2195229**



**\$375,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.84 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Lev		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	RESIDENTIAL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Storage		

**Inclusions:** CALL REALTOR

Check out this great location!! situated perfectly on the west side of Lethbridge with schools only minutes away and great walking green spaces. this beautiful 4 bedroom 2.5 bathroom house is fully developed and awaiting it's new owners. On the main floor you will find the kitchen and living room with a powder room also a patio door to the back deck. Moving upstairs you will find the bed rooms and a 4 piece bathroom. In the basement you will find a living room and bedroom with a 3 piece bathroom. This house just had a new central air installed in 2024. All water lines were replaced and new appliances installed. Call your favorite realtor today.