



**311 Skeena Crescent W
Lethbridge, Alberta**

MLS # A2198765



\$515,000

Division:	Garry Station		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,147 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Off Street, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, OTR Microwave, Reverse Osmosis System, U/G Sprinklers, Central Air Conditioner, Al Blinds, Water Softener, Garage Door Opener and Remote

Discover quiet living in the desirable Garry Station area of West Lethbridge! This stunning 4-bedroom, 3-bathroom bungalow boasts an inviting open-concept layout enhanced with modern details. The kitchen features stainless steel appliances, custom cabinetry, a stylish tiled backsplash, and elegant stone countertops, complete with an oversized island perfect for breakfast bar seating. Step through the living room to access the back porch, ideal for outdoor relaxation. The main bedroom is a dream retreat, featuring a high vaulted ceiling, a spacious walk-in closet, and a luxurious 3-piece bathroom with a deluxe standup shower. The main floor also includes a laundry room equipped with Samsung appliances and ample storage, along with a convenient 4-piece bathroom. Downstairs you’ll find a finished basement that offers plenty of storage space, with a large recreation room, two additional bedrooms, and another 4-piece bathroom. Additional highlights include an attached double car garage and year-round comfort with air conditioning for those hot summer days! The property also features alley access and a fully fenced backyard with a wood fence, perennials, and a charming rock garden. Located within walking distance to parks, green spaces, and all necessary amenities, this home is perfect for anyone seeking a peaceful yet convenient lifestyle. Don't miss out on this gem! Contact your favourite REALTOR® today to book your viewing.