



**57 Iroquois Crescent W  
Lethbridge, Alberta**

**MLS # A2204188**



**\$429,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air

**Floors:** Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** Fridge , Stove , Dishwasher , Washer/Dryer , Sheds(s)

Welcome to one of the quietest, most family-friendly streets in Indian Battle Heights! This meticulously well-kept home features 3 beds, 2 baths, a den, and tons of extra storage, giving you room to grow. You will notice how beautiful and well-done all the renovations are as soon as you enter. A big, bright living room with a kitchen and dining room flow into a generous-sized deck and a huge backyard ready for you to enjoy. The downstairs is accessible from both the upstairs or side entrance walk-up for convenience. Newer windows, a furnace, and the hot water tank are just some of the updates you will not need to worry about for years to come. This home is just a stone's throw away from Mike Mountain Horse School and within walking distance from multiple playgrounds, grocery, and even the YMCA Rec facility. This is the perfect house for a growing family or someone looking to downsize into a safe, quiet neighborhood. This home does need to be viewed to be fully appreciated. Call your favorite Realtor and book your showing today!