



**GRASSROOTS**  
REALTY GROUP

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**375 Skeena Crescent W  
Lethbridge, Alberta**

**MLS # A2208631**



**\$594,900**

<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,378 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, OTR

Welcome to 375 Skeena Crescent! This beautiful, brand-new 5-bedroom, 3-bathroom bungalow is fully developed with a spacious open-concept design. Located in Garry Station! This home offers the perfect balance of modern luxury and everyday comfort. With high-end finishes throughout, every detail has been thoughtfully designed to elevate your living experience. Enjoy the convenience of being just steps away from the YMCA, top-rated schools, and grocery stores, making it ideal for busy families. Bonus, the property backs onto a serene green stripe, providing added privacy and peaceful views. With easy access to major routes, your commute will be quick and stress-free. This turnkey home is more than just a place to live—it's a lifestyle of modern elegance and unmatched convenience. Don't wait contact your favourite realtor today to book a showing!