



**GRASSROOTS**  
REALTY GROUP

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**37 Iroquois Crescent W  
Lethbridge, Alberta**

**MLS # A2210107**



**\$389,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	972 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** Fridge, stove, washer/dryer, microwave, dishwasher, window coverings, A/C, Sheds

Attention Young Families and First-Time Home Buyers! Welcome to 37 Iroquois Crescent W, a charming and well-cared-for home in the heart of West Lethbridge. This updated, inviting WALK OUT bi-level home offers two bedrooms up (primary with ensuite), a massive bedroom down, a large laundry room, and over 1860 sq ft of fully developed living space with a HUGE treed private yard (perfect for pets)! This location is ideal for families with young children as it is a stone's throw away from Mike Mountain Horse Elementary School, multiple parks, playgrounds, bike paths, shopping, gym, and other amenities, all in a quiet, mature, safe, low-traffic crescent. Brand new windows, doors, furnace, and roof are updated as a bonus!