



GRASSROOTS
REALTY GROUP

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**808 Red Crow Boulevard W
Lethbridge, Alberta**

MLS # A2210914



\$385,000

| | | | |
|------------------|-----------------------|---------------|-------------------|
| Division: | Indian Battle Heights | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 947 sq.ft. | Age: | 1999 (26 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane | | |

| | | | |
|--------------------|----------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: none

Charming 5-Bedroom Bi-Level in West Lethbridge – Move-In Ready! Welcome to this cozy and well-maintained 5-bedroom bi-level home, perfectly situated in the heart of West Lethbridge! Ideal for families, students, or investors, this home offers convenience and comfort just minutes from schools, shopping, parks, and the University of Lethbridge. Step inside to find a freshly painted interior, creating a bright and inviting atmosphere. The bi-level layout provides functional living spaces, and with five bedrooms, there's plenty of room for a growing family or potential rental income. Outside, you'll appreciate the off-street parking for three or more vehicles. Don't miss this fantastic opportunity to own a versatile and affordable home in Indian Battle Heights. Whether you're looking for a family home or an income property, this one checks all the boxes! Contact your favourite real estate agent today to schedule a viewing!