



**GRASSROOTS**  
REALTY GROUP

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**115 Cayuga Crescent W  
Lethbridge, Alberta**

**MLS # A2212047**



**\$319,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	956 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

<b>Inclusions:</b>	Fridge (down)
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First time or revenue property with double driveway out front and private backyard with deck space. This home is currently used as a revenue property with 2 bedroom / 1 bath suite above grade and bachelor suite below grade with common laundry. This property is located on a quite street close to schools , shopping and U of L .