



**GRASSROOTS**  
REALTY GROUP

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**115 Cayuga Crescent W  
Lethbridge, Alberta**

**MLS # A2212047**



**\$325,000**

**Division:** Indian Battle Heights

**Type:** Residential/House

**Style:** 3 Level Split

**Size:** 956 sq.ft. **Age:** 1981 (44 yrs old)

**Beds:** 2 **Baths:** 2

**Garage:** Off Street

**Lot Size:** 0.08 Acre

**Lot Feat:** Back Yard, Landscaped

**Heating:** Forced Air

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Suite

**Exterior:** Aluminum Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** Fridge (down)

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 quiet street close to schools, shopping and U of L. Owner to have asphalt shingles replaced. Call your favorite Realtor today to view!