



**123 Stoney Crescent W
Lethbridge, Alberta**

MLS # A2321297



\$525,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,418 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: Garage fridge, removable shed, t.v wall mount in primary bedroom, 2 Window A/C units and shelving in bedroom and main floor.

*** OPEN HOUSE SUNDAY JULY 5, 1-3pm *** Welcome to this bright and beautifully maintained 2-storey, perfectly designed for growing families looking for space, comfort, and convenience. With 4 bedrooms, 2.5 bathrooms, a versatile den, and multiple living areas, this home offers room for everyone to spread out while still creating those special moments together. The main floor features a welcoming living room, flexible dining area, and a functional kitchen with a sunny breakfast nook—the perfect spot for family breakfasts or homework sessions. Enjoy the west facing backyard complete with a deck, bbq hook up, shed for extra storage and a fenced yard. Upstairs, the spacious primary retreat offers a walk-in closet and private ensuite, while two additional bedrooms and a full bathroom provide the ideal setup for young families. The fully finished basement adds even more flexibility with a fourth bedroom, den, and large recreation area—perfect for a playroom, teen hangout, home gym, or movie nights. Families will appreciate the unbeatable location, with schools for all ages just minutes away, making morning routines and after-school activities a breeze. Grocery stores, shopping, restaurants, parks, and everyday amenities are all conveniently close by, allowing you to spend less time commuting and more time enjoying life. Whether it's a quick trip for groceries, family dinner out, or a walk to nearby green spaces, everything you need is within easy reach. This is the kind of home where families can grow, make memories, and enjoy the convenience of a well-connected community. Move-in ready and packed with value, this is an opportunity you won't want to miss.