



GRASSROOTS
REALTY GROUP

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**28 Cayuga Crescent W
Lethbridge, Alberta**

MLS # A2322348



\$339,000

Division:	Indian Battle Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	812 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: Fridge, stove, microwave, washer, dryer, central air, shed

Welcome to 28 Cayuga Cres W! This fantastic 1/2 duplex is ready for some new owners. The main level has tons of room across its 812 square feet of living space. There are two sizeable bedrooms on this level as well as a nice and bright living room. The kitchen and dining room will be perfect for cooking nightly meals. Moving downstairs, you have three more bedrooms to go along with a laundry room and a 3pc bath. Out back, you have a great little backyard area that will be perfect for relaxing in the warm southern Alberta months.