



**GRASSROOTS**  
REALTY GROUP

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781 Red Crow Boulevard W  
Lethbridge, Alberta

MLS # A2326430



**\$405,000**

|           |                                                                         |        |                   |
|-----------|-------------------------------------------------------------------------|--------|-------------------|
| Division: | Indian Battle Heights                                                   |        |                   |
| Type:     | Residential/House                                                       |        |                   |
| Style:    | Bi-Level                                                                |        |                   |
| Size:     | 1,020 sq.ft.                                                            | Age:   | 1999 (27 yrs old) |
| Beds:     | 3                                                                       | Baths: | 2                 |
| Garage:   | Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Front, Of |        |                   |
| Lot Size: | 0.09 Acre                                                               |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Lawn                      |        |                   |

|             |                                                                                                                                               |            |     |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                                                                                       | Water:     | -   |
| Floors:     | Carpet, Laminate, Linoleum                                                                                                                    | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                               | Condo Fee: | -   |
| Basement:   | Full                                                                                                                                          | LLD:       | -   |
| Exterior:   | Concrete, Stucco, Wood Frame                                                                                                                  | Zoning:    | R-L |
| Foundation: | Poured Concrete                                                                                                                               | Utilities: | -   |
| Features:   | Closet Organizers, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows |            |     |
| Inclusions: | Garage Door Opener, and 1 remote, BBQ Gazebo on back deck                                                                                     |            |     |

What a fantastic family home, its located a few blocks from Mike Mountain Horse Elementary school, less than 1/2 block to GS Lakie Middle school, and approx 3 blocks to Chinook High School. This one owner, Wall Pinegrove built Bi- level, features 3 bedrooms (possible 4th bedroom down), 2 bath home has been lovingly taken care of right from the start. You will love the attached garage and the large double driveway out front, and it has a back alley making the yard work a breeze. Inside you will find a nice open concept with vaulted ceilings, perfect for entertaining or time with the family. Downstairs you will find large windows that let a ton of light in, a large family room, big bedroom, another room currently used as a workshop but could easily be a 4th bedroom and a 3 Pc bathroom. Some of the upgrades include a new roof and new flooring upstairs in 2023. It also comes with Central Air and all of the other appliances, so all you need to do is move in and start enjoying your new home!