



GRASSROOTS
REALTY GROUP

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**42 Mt Backus Crescent W
Lethbridge, Alberta**

MLS # A2327147



\$409,900

Division:	Mountain Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,153 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Pie Shaped Lot		

Heating: Forced Air

Floors: Carpet

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Stucco

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: n/a

Large bi-level located in quiet Crescent situated on a huge pie shaped lot! Only a block to Dr. Probe elementary school! Parks and University nearby! Three bedrooms on the main floor, including a primary with full en suite. Another two bedrooms down, gives a total of five bedrooms and 3 bathrooms in this spacious house! Brand new furnace, and central air conditioning installed just this month! Dishwasher is new, hot water tank replaced in 2018, shingles replaced in 2014! This home is well priced to accommodate further repairs and upgrades along with finishing touches to the new purchasers desire!