



GRASSROOTS
REALTY GROUP

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47 Chilcotin Crescent W
Lethbridge, Alberta

MLS # A2333822



\$429,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,086 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Dog Run Fenced In, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: N/A

Welcome to this bright and beautifully maintained 4 bedroom bi-level in the quiet community of Indian Battle Heights! With 2 bedrooms on the main floor and 2 more downstairs, this home offers a functional layout that's perfect for families, guests, or a home office. The spacious primary suite features a walk-in closet and a private ensuite, creating a comfortable retreat at the end of the day. Large windows throughout the home fill the living spaces with natural light, while the pride of ownership is evident in how well this property has been cared for. Step outside and enjoy the peaceful setting with no rear neighbours—the backyard backs directly onto a park, providing extra privacy and a beautiful view. The composite deck is ideal for entertaining and includes a convenient natural gas hookup for your BBQ. A dedicated dog run makes this home perfect for pet owners, and the quiet neighbourhood offers a welcoming atmosphere for families and anyone looking for a peaceful place to call home. Additional features include a gas fireplace, large single attached garage, a fantastic location close to parks, schools, and amenities. Move in ready and impeccably maintained, this is a home you'll be proud to own!