



GRASSROOTS
REALTY GROUP

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**196 Mt Crandell Crescent W
Lethbridge, Alberta**

MLS # A2334538



\$399,900

Division:	Mountain Heights		
Type:	Residential/House		
Style:	3 Level Split		
Size:	916 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	R-LZ
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry		

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, Central A/C

Welcome to this well cared for home in the desirable Mountain Heights neighbourhood, where thoughtful updates and a functional layout make it an excellent option for families, first time buyers, or anyone looking for move in ready living. The bright main floor features a spacious sunken living room that flows up into the kitchen and dining area, creating a layout that feels open while still offering distinct living spaces. The kitchen has been beautifully updated with quality hickory cabinets, a silgranit undermount sink with garburator, ceramic tile flooring, added pantry storage, and plenty of workspace for everyday living. Upstairs you'll find two generous bedrooms and a beautifully updated full bathroom. The lower level offers even more living space with a large family room, a third bedroom, a second full bathroom, a spacious laundry room, and plenty of storage. Outside, the deck overlooks the backyard, making it a great place to relax or entertain. The detached garage provides additional parking and storage, and is fully insulated and ideal for year-round use, while central air conditioning keeps the home comfortable throughout the summer months. Additional upgrades include hot water on demand, an updated furnace, and a roof that was replaced in 2014. This is a solid, well maintained home in a fantastic neighbourhood that is ready for its next owners.