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49 Iroquois Crescent W
Lethbridge, Alberta

MLS # A2338031

$450,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,473 sq.ft.	**Age:**	1981 (45 yrs old)
Beds:	5	**Baths:**	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped		

Heating:	Forced Air	**Water:**	-
Floors:	Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Stucco	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Closet Organizers, Laminate Counters, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s)		

Inclusions: Fridge, stove, microwave, dishwasher, washer, dryer, AC, garage door opener + remote, underground sprinkler system in backyard.

This well cared for home is a great option for someone looking for some character in their home! Vaulted ceilings, cozy fireplace, gorgeous yard and a bonus family room make this home truly one of a kind. A brand new hot water tank in 2026, furnace, AC and rear underground sprinklers done in 2019 and it's across the street from Coalbanks Trail/Iroquois Park! With 5 bedrooms, 2.5 bathrooms, multiple living areas, oversized single garage and a lovely entertaining area with spacious kitchen and dining room - you'll love all this home has to offer!

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