



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

818 Red Crow Boulevard W
Lethbridge, Alberta

MLS # A2344923

\$365,000

Division:	Indian Battle Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,059 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Bar, Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Separate Entrance		

Inclusions: N/A

Looking for a home that's got five bedrooms, three bathrooms, a single attached garage, and room for a little personality? You just found it. This bi-level is move-in ready today, with a few easy opportunities to add your own touches. No need to become best friends with a contractor — unless you want to! The park is right across the street, so the kids can burn off some energy while you enjoy a little peace and quiet. And downstairs, the wet bar is ready for game nights, entertaining, or simply pretending you're running the neighbourhood's coolest basement pub. Great for a family, first-time buyer, or investor looking for a revenue property. Bring your favourite realtor, come have a look, and see if this could be your next home! Some pictures have had personal belongings removed with AI.