



GRASSROOTS
REALTY GROUP

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**114 Red crow Boulevard W
Lethbridge, Alberta**

MLS # A2344987



\$489,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,653 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: 2 fridges, 2 stoves, 1 dishwasher, 2 washers, 2 dryers, Curtain bars, garage door opener and 1 remote

A spacious 2 Storey home with a LEGAL BASEMENT SUITE in a central location in west Lethbridge. Close to all the amenities, schools, biking paths, shopping, restaurants, bars etc. The main upper floor suite (main and level 2) features 3 bedroom, 2 1/2 bathroom, spacious Living room with a fire place, dining room as well as a dinette area, large kitchen, 2 piece bathroom, laundry and a separate entrance to the back yard. The LEGAL basement suite features it's own separate entrance, 1 bedroom, 4 piece bathroom, family room, kitchen and it's own laundry. Each suite has it's own furnace.