



Anne French  
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Love where you live.

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23 Red Crow Boulevard W  
Lethbridge, Alberta

MLS # A2184776



**\$369,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,042 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	City Lot, Few Trees, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Laminate Counters, See Remarks		

**Inclusions:** ELECTRIC FIREPLACE; REFRIGERATOR; STOVE; OTR MICORWAVE; DISHWASHER; WASHER & DRYER; CEILING FAN; ALL WINDOW COVERINGS EXCEPT COVERINGS IN BEDROOM BEING USED AS AN OFFICE; CENTRAL A/C; ALL TV MOUNTS;

Welcome to this inviting 4-bedroom, 2-bathroom home located in the heart of West Lethbridge. Perfect for families or those who love to entertain, this property boasts an array of features designed for comfort and convenience. Step inside and be greeted by fresh, modern flooring throughout the home, creating a bright and welcoming atmosphere. With two large living rooms, there's plenty of space to relax or host guests. The walk-out-to-grade basement adds versatility, whether you're looking for easy access to the yard or suiting the home for revenue purposes. The oversized single-car garage provides ample storage or room for a workshop, while the private yard offers a serene retreat for outdoor activities or gardening enthusiasts. Situated close to schools, parks, and amenities, this home is the perfect blend of modern updates and cozy charm. Don't miss the chance to make this fantastic property yours!