

**340 Crocus Terrace W
Lethbridge, Alberta**

MLS # A2187891



\$375,000

Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	996 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Standard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: Shed

Nestled in the vibrant community of West Lethbridge, 340 Crocus Terrace West is surrounded by top-tier amenities, including schools, parks, playgrounds, shopping, and convenient transit options. This charming 4-level split home offers 986 sq. ft. of living space, featuring 2 large bedrooms—including a master suite with a private 3-piece bath—2 bathrooms, a spacious living room, a well-designed kitchen, and a dining nook. The 3rd level boasts a 388 sq. ft. family room with a walkout to the landscaped, fully fenced backyard—perfect for summer gatherings—while the 4th level is undeveloped and ready for your creative vision. A private parking pad outside the fence adds extra convenience. Discover your dream home in this fantastic location!