

**854 REDCROW Boulevard W  
Lethbridge, Alberta**

**MLS # A2195229**



**\$375,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Indian Battle Heights   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,200 sq.ft.  | <b>Age:</b>   | 1992 (33 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Off Street, Single Garage Detached  |               |                   |
| <b>Lot Size:</b> | 0.84 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Level |               |                   |

|                    |  |                   |             |
|--------------------|--|-------------------|-------------|
| <b>Heating:</b>    | Forced Air                             | <b>Water:</b>     | -           |
| <b>Floors:</b>     | Carpet, Vinyl                          | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Asphalt/Gravel                         | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Finished, Full                         | <b>LLD:</b>       | -           |
| <b>Exterior:</b>   | Concrete, Stucco, Wood Frame           | <b>Zoning:</b>    | RESIDENTIAL |
| <b>Foundation:</b> | Poured Concrete                        | <b>Utilities:</b> | -           |
| <b>Features:</b>   | Breakfast Bar, Kitchen Island, Storage |                   |             |

**Inclusions:** CALL REALTOR

Check out this great location!! situated perfectly on the west side of Lethbridge with schools only minutes away and great walking green spaces. this beautiful 4 bedroom 2.5 bathroom house is fully developed and awaiting it's new owners. On the main floor you will find the kitchen and living room with a powder room also a patio door to the back deck. Moving upstairs you will find the bed rooms and a 4 piece bathroom. In the basement you will find a living room and bedroom with a 3 piece bathroom. This house just had a new central air installed in 2024. All water lines were replaced and new appliances installed. Call your favorite realtor today.