



Anne French
Your REALTOR®
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**57 Iroquois Crescent W
Lethbridge, Alberta**

MLS # A2204188



\$429,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,040 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Fridge , Stove , Dishwasher , Washer/Dryer , Sheds(s)

Welcome to one of the quietest, most family-friendly streets in Indian Battle Heights! This meticulously well-kept home features 3 beds, 2 baths, a den, and tons of extra storage, giving you room to grow. You will notice how beautiful and well-done all the renovations are as soon as you enter. A big, bright living room with a kitchen and dining room flow into a generous-sized deck and a huge backyard ready for you to enjoy. The downstairs is accessible from both the upstairs or side entrance walk-up for convenience. Newer windows, a furnace, and the hot water tank are just some of the updates you will not need to worry about for years to come. This home is just a stone's throw away from Mike Mountain Horse School and within walking distance from multiple playgrounds, grocery, and even the YMCA Rec facility. This is the perfect house for a growing family or someone looking to downsize into a safe, quiet neighborhood. This home does need to be viewed to be fully appreciated. Call your favorite Realtor and book your showing today!