

## 37 Iroquois Crescent W Lethbridge, Alberta

**MLS # A2210107**



# \$389,900

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Indian Battle Heights |               |                   |
| <b>Type:</b>     | Residential/House     |               |                   |
| <b>Style:</b>    | Bi-Level              |               |                   |
| <b>Size:</b>     | 972 sq.ft.            | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 3                     | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Parking Pad           |               |                   |
| <b>Lot Size:</b> | 0.13 Acre             |               |                   |
| <b>Lot Feat:</b> | Back Yard             |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air                              | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate, Tile                          | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco                                  | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Wood                                    | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Vinyl Windows                           |                   |     |

**Inclusions:** Fridge, stove, washer/dryer, microwave, dishwasher, window coverings, A/C, Sheds

Attention Young Families and First-Time Home Buyers! Welcome to 37 Iroquois Crescent W, a charming and well-cared-for home in the heart of West Lethbridge. This updated, inviting WALK OUT bi-level home offers two bedrooms up (primary with ensuite), a massive bedroom down, a large laundry room, and over 1860 sq ft of fully developed living space with a HUGE treed private yard (perfect for pets)! This location is ideal for families with young children as it is a stone's throw away from Mike Mountain Horse Elementary School, multiple parks, playgrounds, bike paths, shopping, gym, and other amenities, all in a quiet, mature, safe, low-traffic crescent. Brand new windows, doors, furnace, and roof are updated as a bonus!