

\$344,900 - 526 Red Crow Boulevard W, Lethbridge

MLS® #A2088222

\$344,900

5 Bedroom, 2.00 Bathroom, 1,069 sqft
Residential on 0.08 Acres

Indian Battle Heights, Lethbridge, Alberta

Nestled within a tranquil, family-friendly neighbourhood, this maintained 4-level split home offers the perfect blend of comfort, convenience, and space. With its proximity to schools, parks, essential amenities, and versatile living arrangements, it's a haven for families looking to subsidize their mortgage or investors seeking to cashflow on an investment property.

Situated in a quiet and family-oriented neighbourhood, you'll enjoy the peaceful atmosphere that defines this area. Two elementary schools and a junior high school within walking distance make it incredibly convenient for families with children. There's no shortage of recreational opportunities, with nearby playgrounds and parks, ideal for fun-filled weekends and outdoor adventures. In addition to the natural beauty of the neighbourhood, this home boasts proximity to essential amenities. Grocery stores and restaurants are just a short drive away, ensuring that you have all your daily needs well within reach.

Upon entering this welcoming abode, you'll be greeted by an airy and inviting ambiance. The main level of the house features three spacious bedrooms with tall vaulted ceilings and large windows that flood the space with natural light. Whether it's a peaceful night's rest or a space for study and relaxation, this level provides versatile and comfortable living.



The lower level of this home reveals a fantastic bonus “ a separate entrance leading to a well-appointed (illegal)basement suite. This self-contained living area includes two bedrooms, a well-equipped bathroom, a generous living room, and a fully functional kitchen. It's a perfect solution as a rental income opportunity. The convenience of a separate laundry for this illegal suite ensures autonomy and ease of living.

Ample street parking in the front of the house ensures that parking is never a hassle for residents and guests. For those who prefer off-street parking, a 2-car parking pad accessible from the rear alley provides secure and convenient space for your vehicles. Additional features of this family-friendly 4-level split home include meticulous maintenance, separate laundry facilities for both the main level and basement illegal suite, beautiful vaulted ceilings and large windows on the main level, and a delightful backyard, perfect for gardening and relaxation.

This family-friendly 4-level split home offers the best of both worlds: a peaceful haven in a quiet neighbourhood and the convenience of nearby schools, parks, and amenities. Talk to your favourite realtor and book your showing today!

Built in 1989

Essential Information

MLS® #	A2088222
Price	\$344,900
Sold Price	\$337,500
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,069

Acres	0.08
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	526 Red Crow Boulevard W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6J4

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	High Ceilings, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Washer/Dryer
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, City Lot, Lawn, Landscaped, Many Trees, Private
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2023
Date Sold	November 1st, 2023
Days on Market	13
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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