# \$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

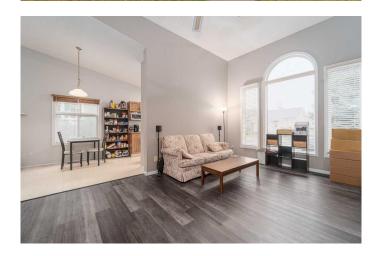
Nestled within a tranquil, family-friendly neighbourhood, this maintained 4-level split home offers the perfect blend of comfort, convenience, and space. With its proximity to schools, parks, essential amenities, and versatile living arrangements, it's a haven for families looking to subsidize their 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 â€" 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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