

\$362,800 - 101 Chippewa Crescent W, Lethbridge

MLS® #A2094289

\$362,800

5 Bedroom, 3.00 Bathroom, 1,133 sqft

Residential on 0.15 Acres

Indian Battle Heights, Lethbridge, Alberta

Are you looking for a very well-maintained residence in a convenient, low traffic location? Be sure to put this one on your short list! Flooded with natural light through large east/west facing windows and completely developed, this fantastic family home has so much to offer. The features list begins with newer vinyl plank flooring, kitchen and bathroom updates including plumbing and fixtures, an ensuite bathroom in the Primary bedroom as well as good sized closet space throughout, a 240 sq. ft. 3 season enclosed deck right off of the dining room and back door entrance, spacious and cozy lower level Family room with a stone feature wall and wood burning fireplace (W.E.T.T. certified), unique 9' ceiling height, 3 additional bedrooms, 3pc bath, large laundry room with LG appliances and a handy door giving you direct access out to your backyard. Additional improvements include newer appliances, a high efficiency Furnace, and 50 US gallon Hot Water Tank. The exterior presents you with a ground level patio, a large under-deck storage area, garden space, newer trees and shrubs, a solid, freshly stained wood fence and natural gas to the furnace in the heated attached garage. Torch-on roofing and some P.V.C. window updates help add to the low-maintenance factor. Great street appeal, plenty of space between your neighbours, a paved walkway that leads directly to Algonquin park/playground, which is literally only 2 doors away, nearby schools, plenty of shopping, and



just a short walk to the University of Lethbridge. Call your Realtor today to book a viewing!

Built in 1979

Essential Information

MLS® #	A2094289
Price	\$362,800
Sold Price	\$355,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,133
Acres	0.15
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	101 Chippewa Crescent W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5B4

Amenities

Parking Spaces	1
Parking	Heated Garage, Insulated, Single Garage Attached

Interior

Interior Features	Built-in Features, High Ceilings, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	High Efficiency, Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Entrance
Lot Description	Back Yard, Landscaped, See Remarks
Roof	Flat Torch Membrane
Construction	Brick, Metal Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 30th, 2023
Date Sold	December 24th, 2023
Days on Market	24
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage South Country - Lethbridge
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