

\$425,000 - 115 Mt Crandell Crescent W, Lethbridge

MLS® #A2097396

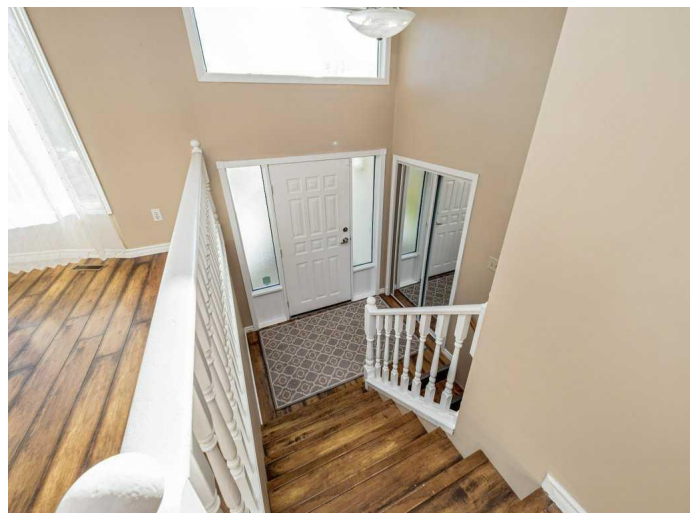
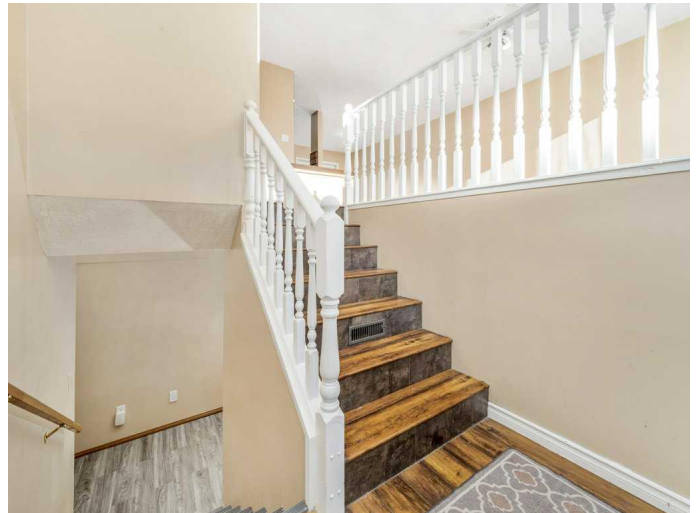
\$425,000

5 Bedroom, 3.00 Bathroom, 1,247 sqft

Residential on 0.17 Acres

Mountain Heights, Lethbridge, Alberta

Welcome to this move-in ready home in the family-friendly neighbourhood of Mountain Heights! This home features 5 large bedrooms and 2.5 bathrooms with 3 of these bedrooms including the primary with a 2 piece ensuite located on the upper level. The upper level also features an open living and dining area which is flooded with an abundance of sunshine through all of the recently updated windows! You will be pleased with all of the counter space and slide out pantry drawers in the kitchen, as well as a new dishwasher, and newer fridge and stove, making cooking for a large family a breeze! For added living space, this home has an incredible enclosed sunroom just off the dining space, and could be the perfect 3 season play room with tons of natural sunlight, windows that can open to let in the summer breeze, and access out in to the generous backyard. Downstairs you will find 2 more large bedrooms, both with updated windows, a 4 piece bathroom with jetted soaker tub, as well as a massive rec room that could easily accommodate a sixth bedroom if needed and still have ample living space left over for the whole family to enjoy. The basement also houses a large utility room with washer, dryer, wash sink, and plenty of storage space. All of the big ticket items in this home have been done including newer roof, hot water tank, and all windows. The furnace and A/C units have been maintained on a yearly basis to ensure they are in good working order, and even the back fence has



been recently rebuilt! If you are looking for a large family home with a huge backyard for the children and pets to play, located close to schools, parks, and pathways, then this might be the one for you!

Built in 1990

Essential Information

MLS® #	A2097396
Price	\$425,000
Sold Price	\$416,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,247
Acres	0.17
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	115 Mt Crandell Crescent W
Subdivision	Mountain Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6L7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	See Remarks
Appliances	See Remarks

Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, No Neighbours Behind, Landscaped, Private
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	December 14th, 2023
Date Sold	March 8th, 2024
Days on Market	85
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group
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