

\$325,000 - 110 Iroquois Crescent W, Lethbridge

MLS® #A2104918

\$325,000

4 Bedroom, 2.00 Bathroom, 854 sqft

Residential on 0.11 Acres

Indian Battle Heights, Lethbridge, Alberta

Location is key, and this home exemplifies that adage perfectly. Nestled amidst parks and schools, it's an ideal choice for a young family or first-time buyers. Just a stone's throw away lies Mike Mountain Horse School, with Father Leonard Van Tighem School a mere stroll further. Beyond its prime location, this 4-level split boasts recent upgrades, including a new roof and windows. Fresh interior paint, along with a modernized kitchen, adds to its appeal. Upstairs, a spacious bedroom with an ensuite bath awaits, alongside a cozy nursery or additional room. On the second level, two more bedrooms and a 3-piece bathroom offer ample accommodation. The basement houses laundry facilities, a newly installed sump pump, and a sizable rec room awaiting your personal touch. Outside, the expansive pie-shaped lot provides plenty of space for outdoor enjoyment, making it a true haven for families.

Built in 1981

Essential Information

MLS® #	A2104918
Price	\$325,000
Sold Price	\$318,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	854
Acres	0.11



Year Built	1981
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	110 Iroquois Crescent W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5J4

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	High Ceilings, Laminate Counters, No Smoking Home, Storage, Sump Pump(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Lawn, No Neighbours Behind, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Cedar, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 1st, 2024
Date Sold	March 15th, 2024
Days on Market	43

Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Max Wright Real Estate Corp o/a Sothebys International Realty Canada
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