

\$355,000 - 91 Chippewa Crescent W, Lethbridge

MLS® #A2130041

\$355,000

4 Bedroom, 2.00 Bathroom, 1,016 sqft

Residential on 0.12 Acres

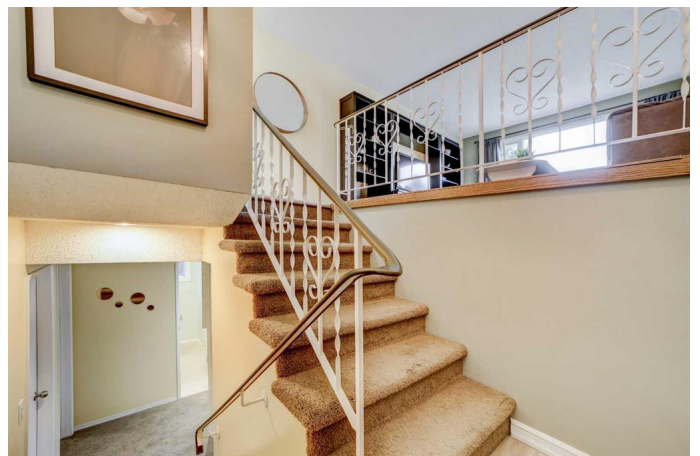
Indian Battle Heights, Lethbridge, Alberta

Welcome to 91 Chippewa Crescent West!

This functional and spacious layout is a great option for so many different types of buyers looking and waiting for the right listing to pop up. This listing is ideal for couples who are first time home buyers, the single buyers who have roommates to rent to, downsizers, newcomers to Lethbridge, or landlords looking for their next revenue property. Up from the bi level front entrance is a nice size living room with more than enough comfortable space to unwind or entertain guests. The updated eat-in kitchen is spacious with ample room for storage, and it walks out to the raised private deck overlooking the backyard. The upstairs is complete with the primary bedroom with dual closets, a second bedroom, and an updated 4 piece bathroom that separates them. The functionality continues on the lower level with 2 bedrooms, a second 4 piece bathroom, and a versatile family room that can easily convert into a fifth bedroom with its own door for privacy. Conveniently located near Algonquin Park, reputable schools, and various westside amenities, this listing is sure to captivate. Recent updates and renovations include: New roof 2016, Furnace Replaced 2017, Kitchen reno 2020, Hot Water Tank replaced 2023. Give your realtor a shout to check this listing in person.

Built in 1979

Essential Information



MLS® #	A2130041
Price	\$355,000
Sold Price	\$350,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,016
Acres	0.12
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	91 Chippewa Crescent W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5B4

Amenities

Parking Spaces	3
Parking	Attached Carport, Concrete Driveway, Front Drive, Off Street, On Street, Parking Pad

Interior

Interior Features	Central Vacuum, Laminate Counters, See Remarks
Appliances	Dishwasher, Range, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard, Rain Gutters
Lot Description	Back Yard, City Lot, Front Yard, Lawn, Interior Lot, Street Lighting, Private

Roof	Asphalt Shingle
Construction	Aluminum Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 7th, 2024
Date Sold	May 22nd, 2024
Days on Market	15
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Onyx Realty Ltd.
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