

# \$665,000 - 355 Skeena Crescent W, Lethbridge

MLS® #A2224446

**\$665,000**

4 Bedroom, 3.00 Bathroom, 1,180 sqft

Residential on 0.12 Acres

Garry Station, Lethbridge, Alberta

Welcome to 355 Skeena Crescent W, a thoughtfully designed bungalow in the highly sought-after Garry Station neighborhood. This exceptional home offers the perfect blend of modern living and practical functionality, complete with a rare triple-car garage and a fully legal basement suite—an ideal setup for extended family living or as a mortgage helper.

From the moment you walk in, you™re greeted by an open-concept main floor that feels bright, spacious, and welcoming. The kitchen is a true centerpiece, boasting sleek modern appliances, ample counter space, and a large island that makes it perfect for both daily living and entertaining. The adjoining living and dining areas flow seamlessly, creating a warm and inviting space to gather with friends and family.

The primary bedroom serves as a private retreat with its own walk-in closet and a stylish ensuite bathroom.

What truly sets this home apart is the fully developed basement featuring a legal suite with a private walk out entrance. Complete with its own kitchen, living room, large bedrooms, and bathroom, the suite offers an excellent opportunity to generate rental income or provide a comfortable space for multi-generational living.

Attached, the massive triple-car garage is a



dream for car enthusiasts, hobbyists, or anyone in need of serious storage. The home sits in an ideal location close to parks, schools, shopping, and the YMCA, making it perfect for families or professionals alike.

Whether you're looking for a forever home with extra space or an investment opportunity with built-in income potential, 355 Skeena Crescent W delivers on every level. Call your favourite REALTOR® today and schedule a private viewing!

Built in 2018

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2224446    |
| Price          | \$665,000   |
| Sold Price     | \$662,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,180       |
| Acres          | 0.12        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 355 Skeena Crescent W |
| Subdivision | Garry Station         |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1J5K3                |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 6 |
|----------------|---|

|         |                        |
|---------|------------------------|
| Parking | Triple Garage Attached |
|---------|------------------------|

## Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows, Breakfast Bar          |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Electric Range, Microwave Hood Fan |
| Heating           | Forced Air                                                                                                  |
| Cooling           | Full                                                                                                        |
| Fireplace         | Yes                                                                                                         |
| # of Fireplaces   | 1                                                                                                           |
| Fireplaces        | Gas                                                                                                         |
| Has Basement      | Yes                                                                                                         |
| Basement          | Finished, Full, Suite, Walk-Out                                                                             |

## Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Balcony, Lighting                                                      |
| Lot Description   | Lawn, Rectangular Lot, City Lot, Cleared, Sloped Down, Street Lighting |
| Roof              | Asphalt Shingle                                                        |
| Construction      | Vinyl Siding, Wood Frame, Concrete, Mixed                              |
| Foundation        | Poured Concrete                                                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | May 24th, 2025  |
| Date Sold      | July 18th, 2025 |
| Days on Market | 54              |
| Zoning         | R-L             |
| HOA Fees       | 0.00            |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Centre - Blairmore |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.