

\$399,900 - 764 Red Crow Boulevard W, Lethbridge

MLS® #A2218184

\$399,900

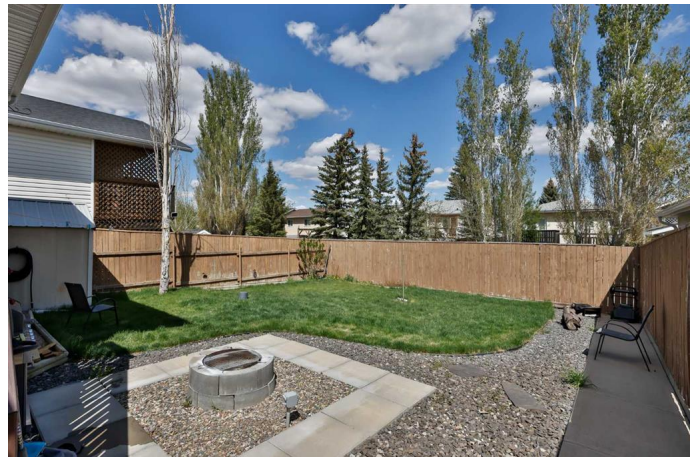
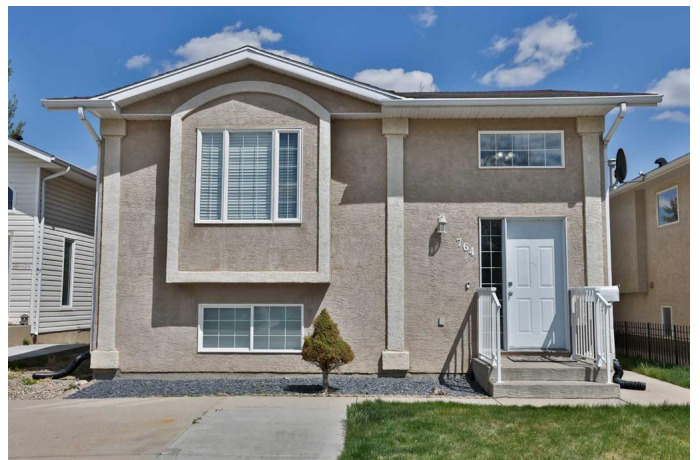
4 Bedroom, 2.00 Bathroom, 1,060 sqft

Residential on 0.09 Acres

Indian Battle Heights, Lethbridge, Alberta

Charming Family Home in Desirable West Lethbridge

Welcome to your dream home! This meticulously maintained four-bedroom property is located in the highly sought-after west side of Lethbridge. As you step upstairs, you're greeted by a cozy living area that invites relaxation and comfort. The upper level features two spacious bedrooms and a full bathroom, perfect for family living. The centerpiece of the home is the recently updated kitchen, featuring premium stainless steel appliances and eye-catching lighting elements. Enhanced by chic cabinetry, the connected dining space offers a perfect setting for family get-togethers and entertaining guests. Venture downstairs to discover another two bedrooms and a full bathroom, along with a huge recreational area perfect for family fun or movie nights! Additional highlights include generous storage space and a utility room. The home's recent upgrades, including beautifully refreshed bathrooms and a brand-new air conditioning unit, ensure comfort and efficiency. With an abundance of natural light shining through, this home feels warm and inviting throughout the day. Conveniently located near University of Lethbridge, Mike Mountain Horse and G.S. Lakie school, shopping malls, banks, playgrounds, and the YMCA Health Centre, this property is perfectly positioned for your active lifestyle. Don't miss out on the opportunity to call this beautiful home your



own!

Built in 1999

Essential Information

MLS® #	A2218184
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,060
Acres	0.09
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	764 Red Crow Boulevard W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K7M4

Amenities

Parking Spaces	2
Parking	Parkade, Parking Pad

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage
Appliances	Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, Other, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Low Maintenance Landscape, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Other

Additional Information

Date Listed	May 6th, 2025
Days on Market	5
Zoning	R-L

Listing Details

Listing Office	Initia Real Estate
----------------	--------------------

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.