

# \$408,750 - 113 Cayuga Crescent W, Lethbridge

MLS® #A2235075

**\$408,750**

5 Bedroom, 2.00 Bathroom, 978 sqft

Residential on 0.08 Acres

Indian Battle Heights, Lethbridge, Alberta

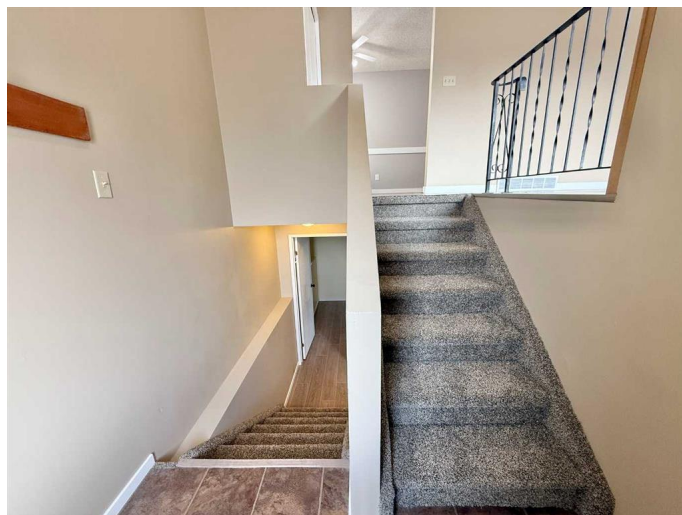
Discover this beautifully renovated 5-bedroom, 2-bathroom bi-level home ideally situated on the west side of Lethbridge. Boasting just over 1,700 sq ft of comfortable living space total, this centrally located property offers unparalleled convenience near schools, parks, shopping centers, and is just minutes from the University of Lethbridge. Step inside to find fresh new flooring, modern lighting, and stylish new paint throughout. The bright upper level welcomes you with a spacious living room and a handy entry closet, flowing seamlessly into the kitchen and dining area. Two generously sized bedrooms are tucked away at the back of the house, adjacent to an updated 4-piece bathroom. Downstairs, youâ€™™ll find a large family room perfect for entertaining, complete with a wet bar, three additional bedrooms, a fully renovated 4-piece bathroom, and a laundry room. Outside, enjoy the beautifully landscaped backyard with a concrete patio area, two sheds for extra storage, and fresh sod. Up front, there is plenty of parking thanks to the oversized driveway. With a roof approximately 6 years old and well-maintained windows, this turn-key home is ready for you to move in and enjoy.

Built in 1981

## Essential Information

MLS® #                   A2235075

Price                     \$408,750



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	978
Acres	0.08
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	113 Cayuga Crescent W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5H4

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Bar, Ceiling Fan(s), No Smoking Home, Storage
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Storage
Lot Description	Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	5
Zoning	R-L

### **Listing Details**

Listing Office	CLEARVIEW PROPERTY MANAGEMENT LTD.
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