

**63 MT Alderson Crescent W
Lethbridge, Alberta**

MLS # A2238690



\$439,900

Division:	Mountain Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,173 sq.ft.	Age:	1999 (26 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Interior Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, a/c unit, garage door opener and controls

Tucked away in a quiet Mountain Heights cul-de-sac, this 1173 sq. ft. 5 bed, 3 bath west side bi-level is the perfect for your family to call home. The warm, spacious kitchen features maple cabinets, a corner pantry, and stainless-steel appliances. The primary bedroom faces the back yard and offers a 3-piece ensuite bath and large closet. Downstairs, a large family room with a gas fireplace and wet bar offers great space to relax or entertain, with a separate basement entry adding flexibility for various ownership options. Enjoy peaceful evenings on the large back deck overlooking a green strip that leads to a park and playground. The double attached garage features a passage door to the back yard which could make for a great dog-run and off-street parking for four. All this just a short walk to the University and Nicholas Sheran Park. Price includes all appliances (as-is), newer shingles and central A/C.