

## 50 Chilcotin Crescent W Lethbridge, Alberta

**MLS # A2247045**


# \$399,900

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	950 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Vinyl Windows		

**Inclusions:** See appliances...plus, blinds on windows(as-is), 2nd fridge in basement.

Freshly updated with new interior paint, brand new vinyl plank flooring in main living areas, brand new carpet in bedrooms and basement, brand new stainless steel kitchen appliances, new kitchen cupboard covers, & new light fixtures, this home in West Lethbridge is move-in ready! Bi-level design with open plan on main. Living room features gas fireplace. Dining nook leads to kitchen with island, corner sink, and door to deck out back. A full bathroom and 2 bedrooms complete the main. Basement is fully developed with 2 more bedrooms, an office(that could be used as a 5th bedroom), another full bathroom, and furnace/utility room. Home has conveniences of 2 hot water tanks and central a/c. Yard is fenced and landscaped with a fire pit.