\$389,900 - 37 Iroquois Crescent W, Lethbridge

MLS® #A2210107

\$389,900

3 Bedroom, 3.00 Bathroom, 972 sqft Residential on 0.13 Acres

Indian Battle Heights, Lethbridge, Alberta

Attention Young Families and First-Time Home Buyers! Welcome to 37 Iroquois Crescent W, a charming and well-cared-for home in the heart of West Lethbridge. This updated, inviting WALK OUT bi-level home offers two bedrooms up (primary with ensuite), a massive bedroom down, a large laundry room, and over 1860 sq ft of fully developed living space with a HUGE treed private yard (perfect for pets)! This location is ideal for families with young children as it is a stone's throw away from Mike Mountain Horse Elementary School, multiple parks, playgrounds, bike paths, shopping, gym, and other amenities, all in a quiet, mature, safe, low-traffic crescent. Brand new windows, doors, furnace, and roof are updated as a bonus!

Built in 1981

Essential Information

MLS® # A2210107 Price \$389,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 972

Acres 0.13

Year Built 1981

Type Residential







Sub-Type Detached
Style Bi-Level
Status Active

Community Information

Address 37 Iroquois Crescent W Subdivision Indian Battle Heights

City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1k5j3

Amenities

Parking Spaces 2

Parking Parking Pad

Interior

Interior Features Vinyl Windows

Appliances Central Air Conditioner

Heating Forced Air
Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Exterior Entry, Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard

Roof Asphalt Shingle

Construction Stucco Foundation Wood

Additional Information

Date Listed April 17th, 2025

Days on Market 23 Zoning R-L

Listing Details

Listing Office Century 21 Foothills South Real Estate

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