

# \$369,000 - 109 Chippewa Crescent W, Lethbridge

MLS® #A2216617

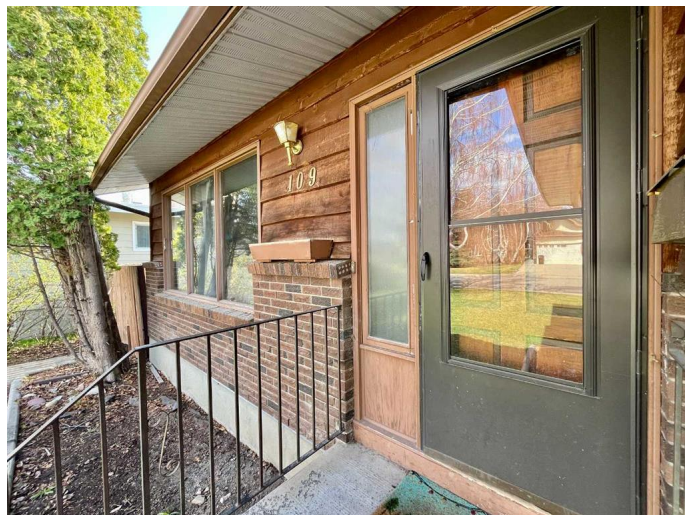
**\$369,000**

4 Bedroom, 3.00 Bathroom, 1,032 sqft

Residential on 0.15 Acres

Indian Battle Heights, Lethbridge, Alberta

Welcome to 109 Chippewa Crescent West! Featuring four bedrooms and two-and-a-half bathrooms, this spacious and inviting 4-level split home offers comfort, functionality, and plenty of room for the whole family! Step inside to a bright and welcoming main living room, highlighted by a large front window that fills the space with natural light. The main floor flows seamlessly into a generous kitchen and dining area, with sliding glass doors that open onto a deck overlooking a large, fully fenced backyard – perfect for outdoor entertaining or relaxing! Upstairs, you will find the primary bedroom, which features a private 2-piece ensuite, accompanied by two additional bedrooms and a full 4-piece bathroom. As you go downstairs, the first lower level offers a cozy second living room complete with a charming wood-burning fireplace and plenty of windows, plus a convenient 3-piece bathroom. The second lower level includes a spacious fourth bedroom, a laundry area with ample room for storage, and access to the utility space. Outside, enjoy the convenience of a carport and double driveway. This is a fantastic opportunity to own a well-laid-out home in a family-friendly westside neighbourhood. Don't miss out, call your favourite agent today!



Built in 1980

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2216617      |
| Price          | \$369,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,032         |
| Acres          | 0.15          |
| Year Built     | 1980          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 109 Chippewa Crescent W |
| Subdivision | Indian Battle Heights   |
| City        | Lethbridge              |
| County      | Lethbridge              |
| Province    | Alberta                 |
| Postal Code | T1K 5B4                 |

### **Amenities**

|                |                            |
|----------------|----------------------------|
| Parking Spaces | 4                          |
| Parking        | Driveway, Attached Carport |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Pantry                                       |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                  |
|-----------------|----------------------------------|
| Lot Description | Lawn                             |
| Roof            | Asphalt Shingle                  |
| Construction    | Brick, Vinyl Siding, Wood Siding |
| Foundation      | Poured Concrete                  |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 15            |
| Zoning         | R-L           |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | CLEARVIEW PROPERTY MANAGEMENT LTD. |
|----------------|------------------------------------|

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