

# \$350,000 - 109 Cayuga Crescent W, Lethbridge

MLS® #A2217895

## \$350,000

4 Bedroom, 2.00 Bathroom, 964 sqft

Residential on 0.08 Acres

Indian Battle Heights, Lethbridge, Alberta

Start the car! This renovated bi-level won't last long. A fully finished, 4 bed, 2 bath home with triple parking pad is awaiting new owners! Situated with great access to University Drive, this home is functional for a family starting out or students starting school in the fall! The main floor has a bright living room, 2 bedrooms, 4 piece bathroom, dining area and a galley kitchen. The basement has new flooring, a large family room, laundry room with storage space, 2 more bedrooms and a 3 piece bathroom. The fenced and landscaped yard will be a wonderful space to enjoy this summer!

Built in 1981

## Essential Information

MLS® #	A2217895
Price	\$350,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	964
Acres	0.08
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information



Address	109 Cayuga Crescent W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5H4

### Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad

### Interior

Interior Features	Closet Organizers, Laminate Counters, Storage
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard, City Lot, Landscaped
Roof	Asphalt Shingle
Construction	Metal Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 9th, 2025
Days on Market	1
Zoning	R-L

### Listing Details

Listing Office	Grassroots Realty Group
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