

### 6 Mt Crandell Bay W Lethbridge, Alberta

MLS # A2274784



# \$499,900

<b>Division:</b>	Mountain Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,260 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** TV & TV wall mount in Primary Bedroom, u/g sprinklers (front & back)

Well-maintained, one-owner home in a quiet cul-de-sac &mdash; ideal for families or professionals. This 4-bedroom, 3-bathroom home offers a thoughtful and practical layout with hardwood floors on the main and upper levels and a comfortable flow throughout. The home features an oversized garage with a generous driveway, along with a separate entry from the garage to the third level, providing extra flexibility for daily living, storage, or home office use. Outside, enjoy a fully fenced yard with a powered tool shed, plus a gas line ready for BBQ convenience. Upstairs includes three bedrooms, highlighted by the primary bedroom with a walk-in closet and private ensuite. The additional bedroom and full bathroom on the lower level offer great options for guests, teenagers, or work-from-home needs. Central air conditioning and a water softener add everyday comfort and efficiency. Set in a quiet, established cul-de-sac and clearly well cared for throughout, this home offers comfortable, functional living in a peaceful location.