



40 Cayuga Crescent W  
Lethbridge, Alberta

MLS # A2278672



**\$315,000**

**Division:** Indian Battle Heights

**Type:** Residential/House

**Style:** 4 Level Split

**Size:** 840 sq.ft.      **Age:** 1981 (45 yrs old)

**Beds:** 3      **Baths:** 2

**Garage:** Off Street

**Lot Size:** 0.11 Acre

**Lot Feat:** City Lot, Landscaped

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Ceramic Tile, Laminate, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Brick, Composite Siding

**Zoning:** R-L

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Vinyl Windows

**Inclusions:** Security , Freezer

Affordable single family home located in a good west side neighborhood. Recent improvements include high - efficient furnace / central air ( 2 years old ), newer asphalt roof shingles ( 7 years old ) and vinyl plank flooring . The yard is low maintenance for folks not wanting to spend their weekends mowing grass! This home features a third level master bedroom and ensuite bath. Backyard has lane access . Call your favorite REALTOR to view.