

**90 Chippewa Crescent W  
Lethbridge, Alberta**

**MLS # A2281948**



**\$499,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Indian Battle Heights  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 4 Level Split  |               |                   |
| <b>Size:</b>     | 1,471 sq.ft.   | <b>Age:</b>   | 1982 (44 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Driveway, Garage Door Opener, Oversized, Single Garage Attached                        |               |                   |
| <b>Lot Size:</b> | 0.19 Acre  |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Dog Run Fenced In, Few Trees, Front Yard, Paved Driveway |               |                   |

|                                |   |                   |     |
|--------------------------------|---|-------------------|-----|
| <b>Heating:</b>                | In Floor, Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>                 | Carpet, Hardwood, Linoleum, Tile  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>                   | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>               | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>               | Stone, Stucco, Wood Frame   | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b>             | Wood  | <b>Utilities:</b> | -   |
| <b>Features:</b><br>Ceiling(s) | Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Soaking Tub, Vaulted |                   |     |

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, window coverings- blinds only, curtain rods, central air, underground sprinklers, greenhouse, garage door opener & 1 control, shed- all goods as is where is.

Welcome to 90 Chippewa Crescent W – where modern updates, bright living spaces, and sweeping views come together in the perfect family home. Offering 4 bedrooms, 2 bathrooms and 1470 sqft across three levels plus a basement, this home delivers both space and flexibility for family living. Step inside to an inviting, sun-filled open layout highlighted by large picture windows that frame views of the city, the rolling coulees, and endless skies. The setting is truly special – private, quiet, and with no neighbours behind. The exterior is fully landscaped with mature trees, an apple tree, a dedicated dog run, and even a greenhouse for those who love to garden. You'll enjoy multiple outdoor living spaces, including a charming front porch and spacious back deck – both with low-maintenance composite decking. A large backyard patio off the kitchen, and a private balcony off the primary bedroom – all designed to take in the beautiful surroundings. The home also features underground sprinklers for easy yard care and central air conditioning for year round comfort. Inside, you'll find lovely hardwood floors, a warm and functional kitchen with maple cabinetry and pull-out storage, a built-in desk, and granite countertops with a large granite island perfect for gathering. The bathrooms have been thoughtfully remodelled with modern finishes, double showers, heated floor and a relaxing soaker tub. With lovely curb appeal, a peaceful location, and close proximity to all amenities, this home blends comfort, style, and everyday convenience. Don't wait – come experience this beautiful property for yourself!