

\$389,900 - 37 Iroquois Crescent W, Lethbridge

MLS® #A2210107

\$389,900

3 Bedroom, 3.00 Bathroom, 972 sqft

Residential on 0.13 Acres

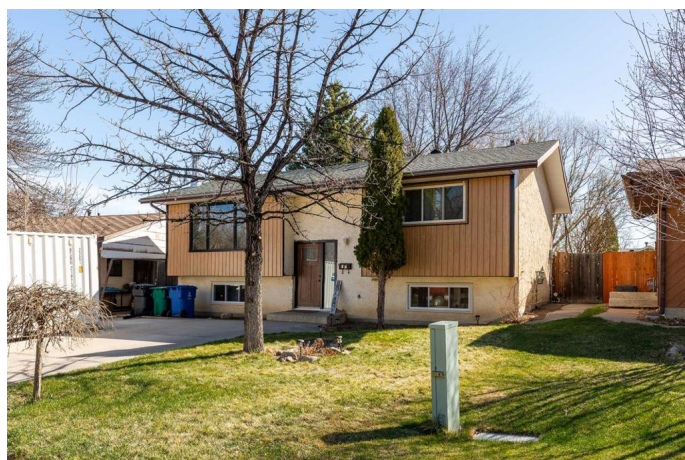
Indian Battle Heights, Lethbridge, Alberta

Attention Young Families and First-Time Home Buyers! Welcome to 37 Iroquois Crescent W, a charming and well-cared-for home in the heart of West Lethbridge. This updated, inviting WALK OUT bi-level home offers two bedrooms up (primary with ensuite), a massive bedroom down, a large laundry room, and over 1860 sq ft of fully developed living space with a HUGE treed private yard (perfect for pets)! This location is ideal for families with young children as it is a stone's throw away from Mike Mountain Horse Elementary School, multiple parks, playgrounds, bike paths, shopping, gym, and other amenities, all in a quiet, mature, safe, low-traffic crescent. Brand new windows, doors, furnace, and roof are updated as a bonus!

Built in 1981

Essential Information

MLS® #	A2210107
Price	\$389,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	972
Acres	0.13
Year Built	1981
Type	Residential



Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	37 Iroquois Crescent W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1k5j3

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Vinyl Windows
Appliances	Central Air Conditioner
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Wood

Additional Information

Date Listed	April 17th, 2025
Days on Market	22
Zoning	R-L

Listing Details

Listing Office

Century 21 Foothills South Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.