

# \$370,000 - 199 Mt Crandell Crescent W, Lethbridge

MLS® #A2229483

**\$370,000**

3 Bedroom, 2.00 Bathroom, 924 sqft

Residential on 0.17 Acres

Mountain Heights, Lethbridge, Alberta

This charming 3-bedroom, 2-bathroom home is the perfect blend of comfort and opportunity. Nestled against lush green space with breathtaking views of the Rocky Mountains, it offers a peaceful retreat right in your backyard.

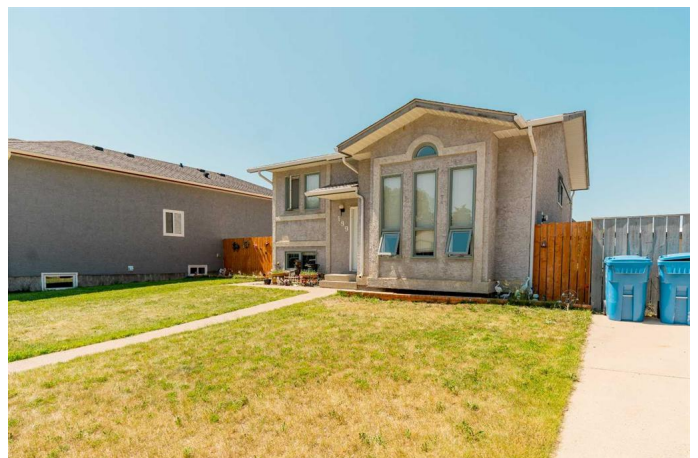
Whether you're getting into the market or looking for a solid investment property, this one checks all the boxes. Functional layout, great natural light, and room to add value. Enjoy the privacy of no rear neighbours while being close to parks, schools, and amenities.

Opportunities like this don't last long—book your showing with your favorite Realtor® today!

Built in 1989

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2229483    |
| Price          | \$370,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 924         |
| Acres          | 0.17        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 199 Mt Crandell Crescent W |
| Subdivision | Mountain Heights           |
| City        | Lethbridge                 |
| County      | Lethbridge                 |
| Province    | Alberta                    |
| Postal Code | T1K 6M2                    |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan                               |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                   |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Full                                                         |

## Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Storage                                                                         |
| Lot Description   | Backs on to Park/Green Space, Back Yard, Front Yard, Lawn, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Concrete, Stucco                                                                |
| Foundation        | Poured Concrete                                                                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 149             |
| Zoning         | R-CM            |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

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