

# \$399,950 - 113 Cayuga Crescent W, Lethbridge

MLS® #A2235075

**\$399,950**

5 Bedroom, 2.00 Bathroom, 978 sqft

Residential on 0.08 Acres

Indian Battle Heights, Lethbridge, Alberta

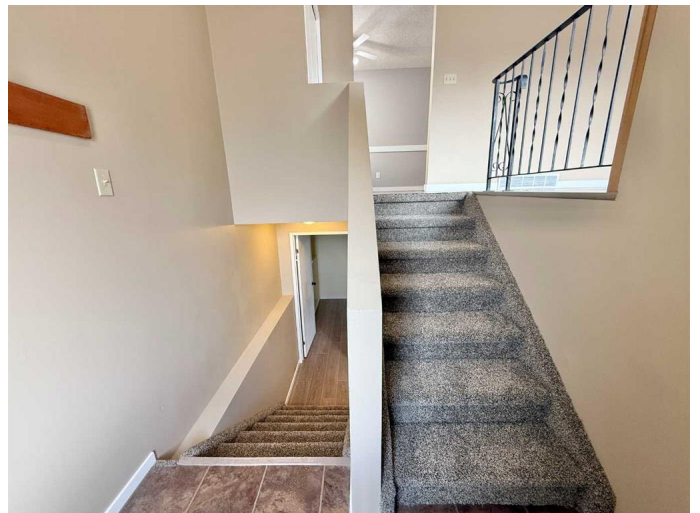
Discover this beautifully renovated 5-bedroom, 2-bathroom bi-level home ideally situated on the west side of Lethbridge. Boasting just over 1,700 sq ft of comfortable living space total, this centrally located property offers unparalleled convenience near schools, parks, shopping centers, and is just minutes from the University of Lethbridge. Step inside to find fresh new flooring, modern lighting, and stylish new paint throughout. The bright upper level welcomes you with a spacious living room and a handy entry closet, flowing seamlessly into the kitchen and dining area. Two generously sized bedrooms are tucked away at the back of the house, adjacent to an updated 4-piece bathroom. Downstairs, youâ€™ll find a large family room perfect for entertaining, complete with a wet bar, three additional bedrooms, a fully renovated 4-piece bathroom, and a laundry room. Outside, enjoy the beautifully landscaped backyard with a concrete patio area, two sheds for extra storage, and fresh sod. Up front, there is plenty of parking thanks to the oversized driveway. With a roof approximately 6 years old and well-maintained windows, this turn-key home is ready for you to move in and enjoy. Home has been virtually staged.

Built in 1981

## Essential Information

MLS® #

A2235075



|                |             |
|----------------|-------------|
| Price          | \$399,950   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 978         |
| Acres          | 0.08        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 113 Cayuga Crescent W |
| Subdivision | Indian Battle Heights |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1K 5H4               |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Bar, Ceiling Fan(s), No Smoking Home, Storage                |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                   |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Finished, Full                                               |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Storage                     |
| Lot Description   | Back Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle             |
| Construction      | Metal Siding, Wood Siding   |
| Foundation        | Poured Concrete             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 63              |
| Zoning         | R-L             |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | CLEARVIEW PROPERTY MANAGEMENT LTD. |
|----------------|------------------------------------|

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