

# \$399,900 - 50 Chilcotin Crescent W, Lethbridge

MLS® #A2247045

**\$399,900**

4 Bedroom, 2.00 Bathroom, 950 sqft

Residential on 0.07 Acres

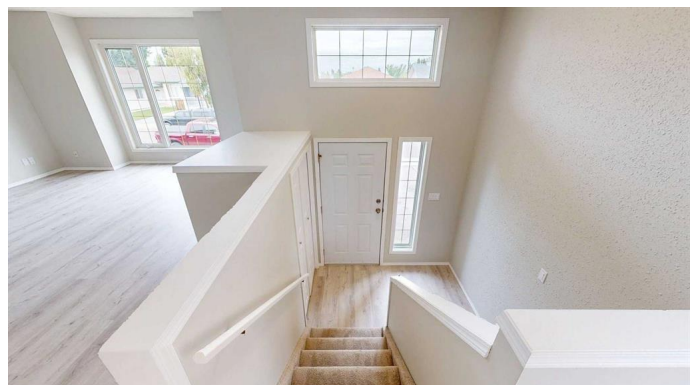
Indian Battle Heights, Lethbridge, Alberta

Freshly updated with new interior paint, brand new vinyl plank flooring in main living areas, brand new carpet in bedrooms and basement, brand new stainless steel kitchen appliances, new kitchen cupboard covers, & new light fixtures, this home in West Lethbridge is move-in ready! Bi-level design with open plan on main. Living room features gas fireplace. Dining nook leads to kitchen with island, corner sink, and door to deck out back. A full bathroom and 2 bedrooms complete the main. Basement is fully developed with 2 more bedrooms, an office(that could be used as a 5th bedroom), another full bathroom, and furnace/utility room. Home has conveniences of 2 hot water tanks and central a/c. Yard is fenced and landscaped with a fire pit.

Built in 1996

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2247045    |
| Price          | \$399,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 950         |
| Acres          | 0.07        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bi-Level |
| Status | Active   |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 50 Chilcotin Crescent W |
| Subdivision | Indian Battle Heights   |
| City        | Lethbridge              |
| County      | Lethbridge              |
| Province    | Alberta                 |
| Postal Code | T1K 7G9                 |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 1          |
| Parking        | Off Street |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Vinyl Windows                    |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                                           |
| Cooling           | Central Air                                                                                          |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Gas, Living Room                                                                                     |
| Has Basement      | Yes                                                                                                  |
| Basement          | Finished, Full                                                                                       |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Fire Pit                                              |
| Lot Description   | Back Lane, Back Yard, Landscaped, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                       |
| Construction      | Stucco                                                |
| Foundation        | Poured Concrete                                       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 18               |
| Zoning         | R-L              |

**Listing Details**

Listing Office                REAL BROKER

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