

# \$369,000 - 109 Chippewa Crescent W, Lethbridge

MLS® #A2216617

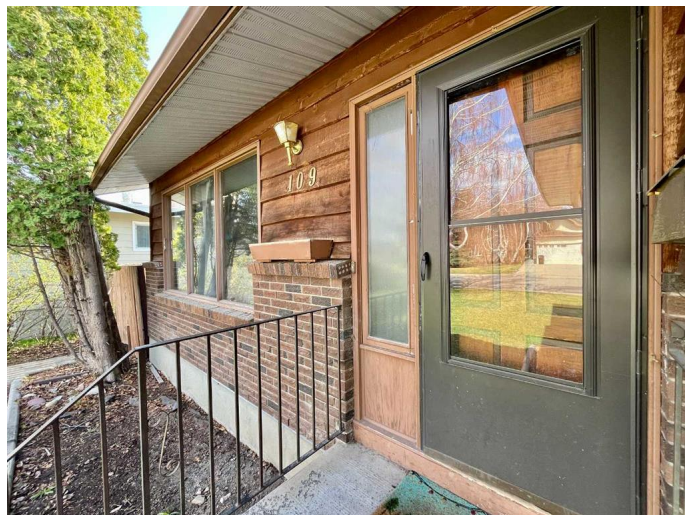
**\$369,000**

4 Bedroom, 3.00 Bathroom, 1,032 sqft

Residential on 0.15 Acres

Indian Battle Heights, Lethbridge, Alberta

Welcome to 109 Chippewa Crescent West! Featuring four bedrooms and two-and-a-half bathrooms, this spacious and inviting 4-level split home offers comfort, functionality, and plenty of room for the whole family! Step inside to a bright and welcoming main living room, highlighted by a large front window that fills the space with natural light. The main floor flows seamlessly into a generous kitchen and dining area, with sliding glass doors that open onto a deck overlooking a large, fully fenced backyard – perfect for outdoor entertaining or relaxing! Upstairs, you will find the primary bedroom, which features a private 2-piece ensuite, accompanied by two additional bedrooms and a full 4-piece bathroom. As you go downstairs, the first lower level offers a cozy second living room complete with a charming wood-burning fireplace and plenty of windows, plus a convenient 3-piece bathroom. The second lower level includes a spacious fourth bedroom, a laundry area with ample room for storage, and access to the utility space. Outside, enjoy the convenience of a carport and double driveway. This is a fantastic opportunity to own a well-laid-out home in a family-friendly westside neighbourhood. Don't miss out, call your favourite agent today!



Built in 1980

## Essential Information

MLS® #	A2216617
Price	\$369,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,032
Acres	0.15
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	109 Chippewa Crescent W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5B4

### **Amenities**

Parking Spaces	4
Parking	Attached Carport, Driveway

### **Interior**

Interior Features	Ceiling Fan(s), Pantry
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
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Lot Description	Lawn
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	2
Zoning	R-L

### **Listing Details**

Listing Office	CLEARVIEW PROPERTY MANAGEMENT LTD.
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