

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

MLS® #A2216617

\$369,000

4 Bedroom, 3.00 Bathroom, 1,032 sqft

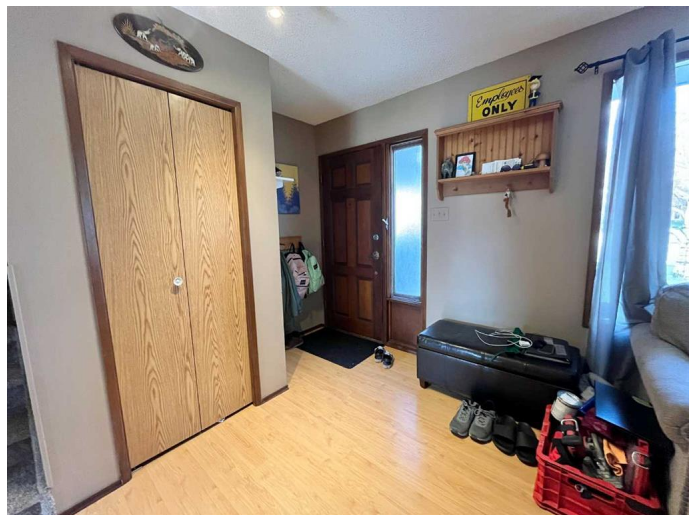
Residential on 0.15 Acres

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
-------------------	--------------

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.
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.