

\$545,000 - 323 Skeena Crescent W, Lethbridge

MLS® #A2213384

\$545,000

4 Bedroom, 4.00 Bathroom, 1,583 sqft
Residential on 0.13 Acres

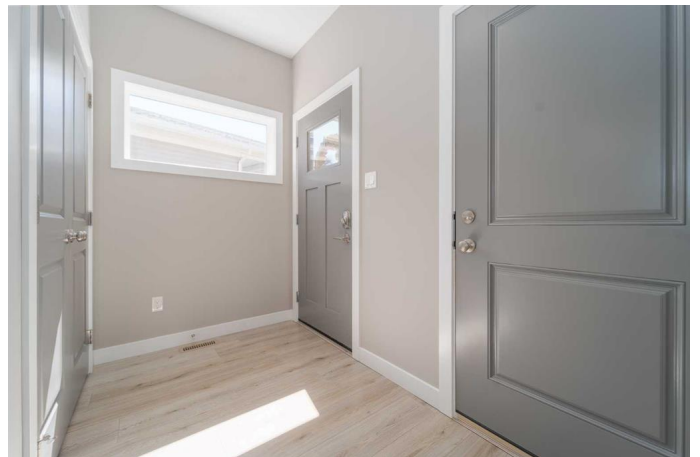
Garry Station, Lethbridge, Alberta

Welcome to this meticulously maintained Van Arbour-built two-storey home located in the newer, family-friendly community of Garry Station in West Lethbridge. Tucked away on a quiet crescent, this fully developed property is absolutely move-in ready and perfect for growing families or young professionals looking for space, comfort, and modern upgrades.

Step inside and youâ€™re welcomed by a bright, open-concept main floor featuring a spacious living room with large windows and a cozy gas fireplace, perfect for relaxing evenings at home. The kitchen is both functional and stylish, offering an abundance of cabinetry, a walk-in pantry, and a brand-new induction cooktopâ€”plus, thereâ€™s already a gas line installed if you prefer to switch to a gas stove. The adjacent dining room is full of natural light and opens to the deck and backyard, creating a seamless indoor-outdoor flow for entertaining or family BBQs.

Throughout the home, youâ€™ll notice custom cabinetry and thoughtful built-in storage, from the laundry room and dining room to the closets and even the garage, where added shelving makes organization a breeze. The garage is also heated, adding year-round convenience.

Outside, the low-maintenance front yard features artificial turf, keeping your curb appeal



sharp year-round without the upkeep. In the backyard, youâ€™ll find a deck, underground sprinklers, drip lines to the garden beds, and wiring ready for a hot tubâ€”a perfect space to unwind or entertain.

Upstairs, the second level features two generous bedrooms and a full 4-piece bathroom, while the primary suite offers an elevated retreat with its walk-in closet complete with custom cabinetry, and a spacious ensuite boasting dual vanities, a soaker tub, and a walk-in shower.

The fully finished basement adds even more space with a second living room, a large bedroom, and another beautifully finished 4-piece bathroom featuring heated floorsâ€”a cozy touch youâ€™ll love in the colder months. The home also comes with reverse osmosis water filtration and a water softener already installed.

If youâ€™re looking for a fully loaded, turn-key property in a growing neighbourhood with smart upgrades and tons of functional living space, this home checks all the boxes.

Built in 2017

Essential Information

MLS® #	A2213384
Price	\$545,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,583
Acres	0.13
Year Built	2017
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	323 Skeena Crescent W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5K3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 21st, 2025
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Days on Market	12
Zoning	R-CL

Listing Details

Listing Office	REAL BROKER
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