

# \$380,000 - 199 Mt Crandell Crescent W, Lethbridge

MLS® #A2229483

## \$380,000

3 Bedroom, 2.00 Bathroom, 924 sqft

Residential on 0.17 Acres

Mountain Heights, Lethbridge, Alberta

This charming 3-bedroom, 2-bathroom home is the perfect blend of comfort and opportunity. Nestled against lush green space with breathtaking views of the Rocky Mountains, it offers a peaceful retreat right in your backyard.

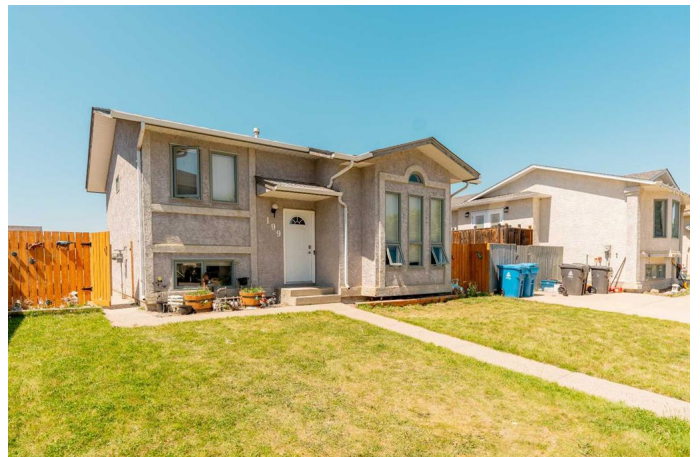
Whether you're getting into the market or looking for a solid investment property, this one checks all the boxes. Functional layout, great natural light, and room to add value. Enjoy the privacy of no rear neighbours while being close to parks, schools, and amenities.

Opportunities like this don't last long—book your showing with your favorite Realtor® today!

Built in 1989

## Essential Information

MLS® #	A2229483
Price	\$380,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	924
Acres	0.17
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bi-Level



Status	Active
--------	--------

## Community Information

Address	199 Mt Crandell Crescent W
Subdivision	Mountain Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6M2

## Amenities

Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Kitchen Island, Open Floorplan
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, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 10th, 2025
Days on Market	38
Zoning	R-CM

## Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
----------------	---------------------------

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.