

# \$389,900 - 37 Iroquois Crescent W, Lethbridge

MLS® #A2210107

**\$389,900**

3 Bedroom, 3.00 Bathroom, 972 sqft

Residential on 0.13 Acres

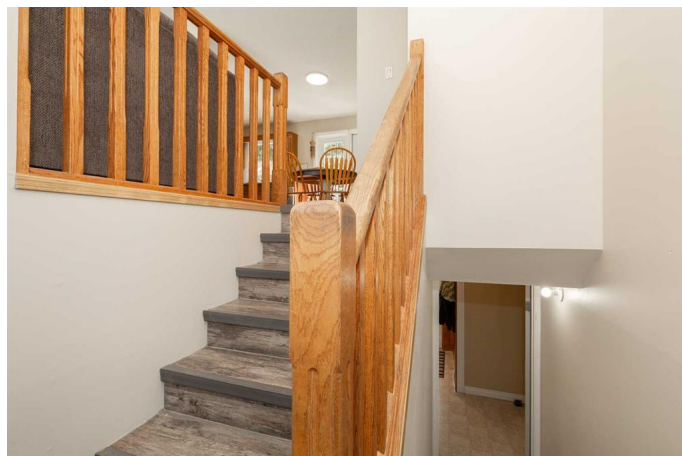
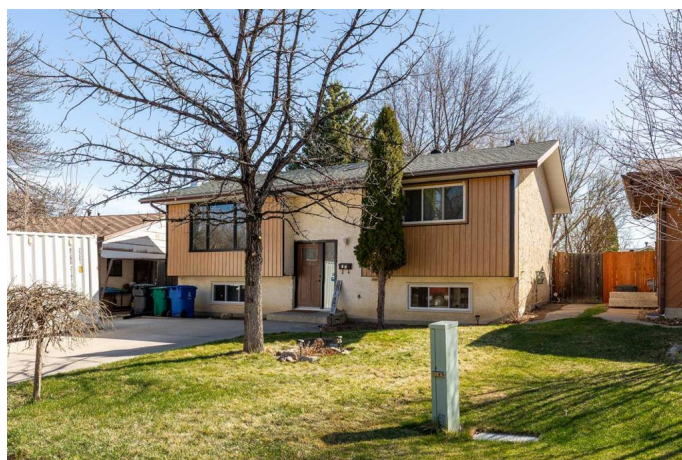
Indian Battle Heights, Lethbridge, Alberta

Attention Young Families and First-Time Home Buyers! Welcome to 37 Iroquois Crescent W, a charming and well-cared-for home in the heart of West Lethbridge. This updated, inviting WALK OUT bi-level home offers two bedrooms up (primary with ensuite), a massive bedroom down, a large laundry room, and over 1860 sq ft of fully developed living space with a HUGE treed private yard (perfect for pets)! This location is ideal for families with young children as it is a stone's throw away from Mike Mountain Horse Elementary School, multiple parks, playgrounds, bike paths, shopping, gym, and other amenities, all in a quiet, mature, safe, low-traffic crescent. Brand new windows, doors, furnace, and roof are updated as a bonus!

Built in 1981

## Essential Information

MLS® #	A2210107
Price	\$389,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	972
Acres	0.13
Year Built	1981
Type	Residential



Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	37 Iroquois Crescent W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1k5j3

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Vinyl Windows
Appliances	Central Air Conditioner
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Wood

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	3
Zoning	R-L

### **Listing Details**

Listing Office

Century 21 Foothills South Real Estate

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