

# \$419,000 - 897 Red Crow Boulevard W, Lethbridge

MLS® #A2260966

**\$419,000**

3 Bedroom, 3.00 Bathroom, 1,032 sqft

Residential on 0.14 Acres

Indian Battle Heights, Lethbridge, Alberta

Looking for that perfect revenue property? Welcome to 897 Red Crow Blvd W! This home features an illegal suite in the basement. The main level features two bedrooms and two bathrooms along with a spacious living room area. The kitchen and dining rooms have tons of space for nightly cooking. The basement is complete with two more bedrooms. With two tenants already in place, this home is all set up for you. Contact your favourite REALTOR® today!

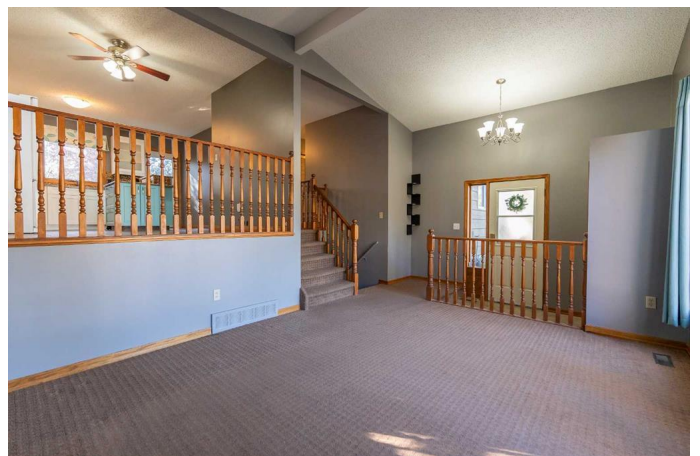
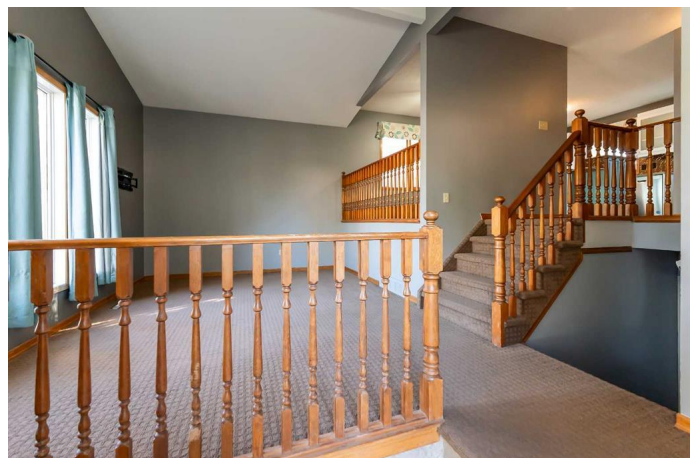
Built in 1983

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2260966    |
| Price          | \$419,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,032       |
| Acres          | 0.14        |
| Year Built     | 1983        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 897 Red Crow Boulevard W |
| Subdivision | Indian Battle Heights    |



|             |            |
|-------------|------------|
| City        | Lethbridge |
| County      | Lethbridge |
| Province    | Alberta    |
| Postal Code | T1K 5P5    |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |

### **Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Storage                             |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full                                                      |

### **Exterior**

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                    |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Street Lighting |
| Roof              | Asphalt Shingle                                          |
| Construction      | Brick                                                    |
| Foundation        | Poured Concrete                                          |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 6                 |
| Zoning         | R-L               |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Onyx Realty Ltd. |
|----------------|------------------|

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