

\$399,900 - 50 Chilcotin Crescent W, Lethbridge

MLS® #A2247045

\$399,900

4 Bedroom, 2.00 Bathroom, 950 sqft

Residential on 0.07 Acres

Indian Battle Heights, Lethbridge, Alberta

Freshly updated with new interior paint, brand new vinyl plank flooring in main living areas, brand new carpet in bedrooms and basement, brand new stainless steel kitchen appliances, new kitchen cupboard covers, & new light fixtures, this home in West Lethbridge is move-in ready! Bi-level design with open plan on main. Living room features gas fireplace. Dining nook leads to kitchen with island, corner sink, and door to deck out back. A full bathroom and 2 bedrooms complete the main. Basement is fully developed with 2 more bedrooms, an office(that could be used as a 5th bedroom), another full bathroom, and furnace/utility room. Home has conveniences of 2 hot water tanks and central a/c. Yard is fenced and landscaped with a fire pit.

Built in 1996

Essential Information

MLS® #	A2247045
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	950
Acres	0.07
Year Built	1996
Type	Residential
Sub-Type	Detached



Style	Bi-Level
Status	Active

Community Information

Address	50 Chilcotin Crescent W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7G9

Amenities

Parking Spaces	1
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	3
Zoning	R-L

Listing Details

Listing Office REAL BROKER

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