

# \$515,000 - 311 Skeena Crescent W, Lethbridge

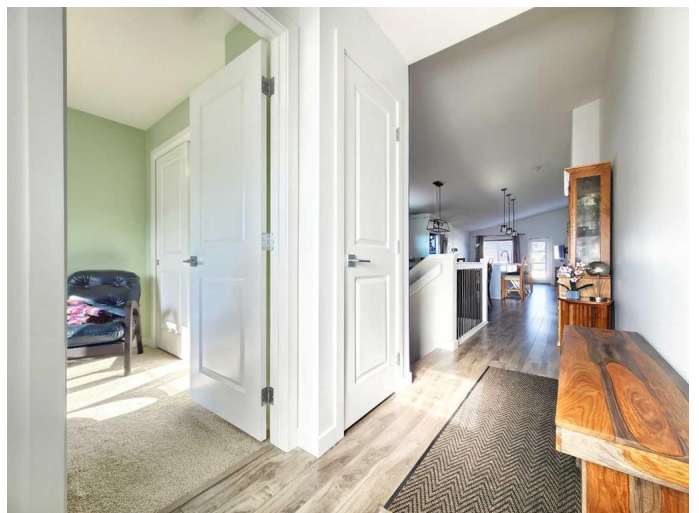
MLS® #A2198765

**\$515,000**

4 Bedroom, 3.00 Bathroom, 1,147 sqft  
Residential on 0.11 Acres

Garry Station, Lethbridge, Alberta

Discover quiet living in the desirable Garry Station area of West Lethbridge! This stunning 4-bedroom, 3-bathroom bungalow boasts an inviting open-concept layout enhanced with modern details. The kitchen features stainless steel appliances, custom cabinetry, a stylish tiled backsplash, and elegant stone countertops, complete with an oversized island perfect for breakfast bar seating. Step through the living room to access the back porch, ideal for outdoor relaxation. The main bedroom is a dream retreat, featuring a high vaulted ceiling, a spacious walk-in closet, and a luxurious 3-piece bathroom with a deluxe standup shower. The main floor also includes a laundry room equipped with Samsung appliances and ample storage, along with a convenient 4-piece bathroom. Downstairs you'll find a finished basement that offers plenty of storage space, with a large recreation room, two additional bedrooms, and another 4-piece bathroom. Additional highlights include an attached double car garage and year-round comfort with air conditioning for those hot summer days! The property also features alley access and a fully fenced backyard with a wood fence, perennials, and a charming rock garden. You will also love the convenience of Gem Stone Lighting. Located within walking distance to parks, green spaces, and all necessary amenities, this home is perfect for anyone seeking a peaceful yet convenient lifestyle. Don't miss out on this gem! Contact your favourite REALTOR® today to book



your viewing.

Built in 2017

### **Essential Information**

MLS® #	A2198765
Price	\$515,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,147
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	311 Skeena Crescent W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5K3

### **Amenities**

Parking Spaces	3
Parking	Double Garage Attached, Driveway, Off Street
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 10th, 2025
Days on Market	45
Zoning	R-CL

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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