

\$319,000 - 18 Cayuga Crescent W, Lethbridge

MLS® #A2239419

\$319,000

4 Bedroom, 2.00 Bathroom, 771 sqft

Residential on 0.04 Acres

Indian Battle Heights, Lethbridge, Alberta

Welcome to this beautifully maintained half duplex in the heart of Indian Battle Heights, West Lethbridge! This move-in ready home offers 4 bedrooms and 2 full bathrooms, making it a perfect fit for first-time buyers, university students looking to build equity, or savvy investors seeking a reliable rental property.

Tastefully renovated throughout, this home features a modern, functional layout with updated finishes that add both style and comfort. The private, irrigated backyard is ideal for relaxing or entertaining, and the separate back alley parking provides added convenience.

With a strong rental history, this property is cash-flow positive each month and easy to keep tenanted in this high-demand location near schools, shopping, and the University of Lethbridge. Whether you're looking to live in or invest, this is a fantastic opportunity to own in a growing, family-friendly neighborhood.

Built in 1981

Essential Information

MLS® # A2239419

Price \$319,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	771
Acres	0.04
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	18 Cayuga Crescent W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5H5

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Tankless Hot Water
Appliances	Dishwasher, Electric Oven, Tankless Water Heater, Washer/Dryer, ENERGY STAR Qualified Refrigerator
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	July 12th, 2025
Days on Market	2
Zoning	R-100

Listing Details

Listing Office	Lethbridge Real Estate.com
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