

\$437,500 - 30 Mt Backus Crescent W, Lethbridge

MLS® #A2263787

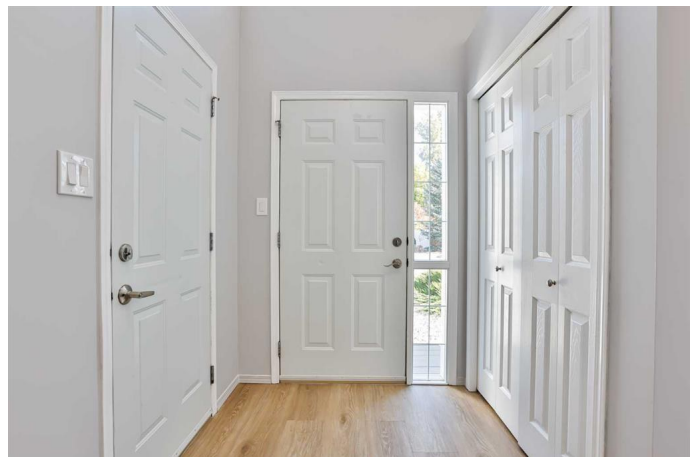
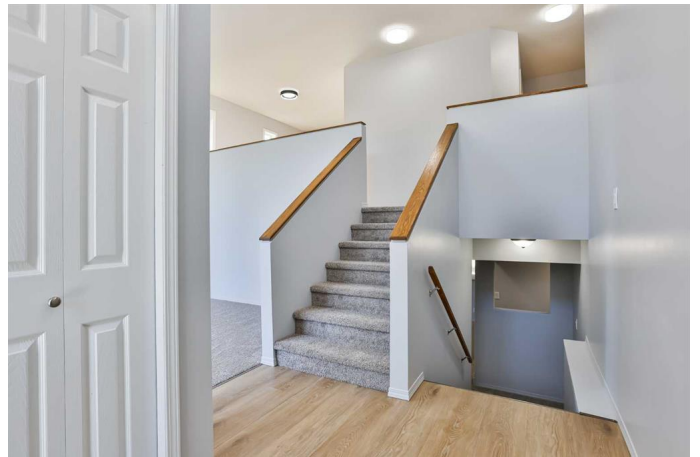
\$437,500

3 Bedroom, 2.00 Bathroom, 968 sqft

Residential on 0.13 Acres

Mountain Heights, Lethbridge, Alberta

This fresh little starter home is HUGE in so many ways! Huge, towering windows in the main floor living room flood this home with natural morning sunlight. A huge walk-in closet in the primary bedroom easily accommodates two dressers and wardrobes for every season. Step outside to a huge rear deck overlooking a spacious yard with no neighbours behind—think privacy! Recent updates to this fine home include new carpet and luxury vinyl flooring throughout, fresh paint, stylish light fixtures, modern decora switches, a new hot water heater and more. The newer stainless-steel appliances complement a roomy peninsula kitchen that offers abundant counter space for cooking and entertaining adjacent to the dining nook. Downstairs, a large family room features a built-in entertainment centre perfect for your big-screen TV and media components. And don't miss the huge storage crawl-space, ideal for storing all your seasonal décor, luggage, and much, much more. If you've been searching for a home with a double attached garage in this price range, your search ends here. This property also offers a low maintenance front yard and a fenced, well-treed backyard with HUGE Canadian poplars - Dog owners: yours are going to love it! All this is located in a quiet, family friendly west-side neighbourhood, walking distance to the U of L and close to elementary schools, Nicolas Sheran park, and playgrounds. Don't wait—come see this "huge" little



home today!

Built in 1999

Essential Information

MLS® #	A2263787
Price	\$437,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	968
Acres	0.13
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	30 Mt Backus Crescent W
Subdivision	Mountain Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6P7

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Open Floorplan, Storage, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, See Remarks

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Interior Lot, Landscaped, Many Trees, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2025
Days on Market	3
Zoning	R-L

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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