

\$439,900 - 63 Mt Alderson Crescent W, Lethbridge

MLS® #A2238690

\$439,900

5 Bedroom, 3.00 Bathroom, 1,173 sqft
Residential on 0.13 Acres

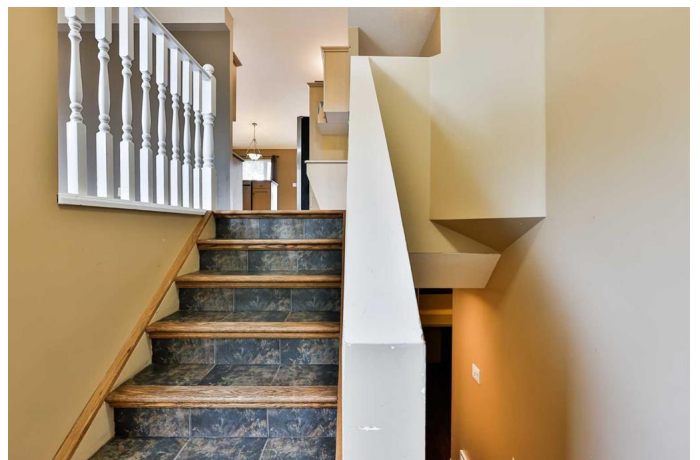
Mountain Heights, Lethbridge, Alberta

Tucked away in a quiet Mountain Heights cul-de-sac, this 1173 sq. ft. 5 bed, 3 bath west side bi-level is the perfect for your family to call home. The warm, spacious kitchen features maple cabinets, a corner pantry, and stainless-steel appliances. The primary bedroom faces the back yard and offers a 3-piece ensuite bath and large closet. Downstairs, a large family room with a gas fireplace and wet bar offers great space to relax or entertain, with a separate basement entry adding flexibility for various ownership options. Enjoy peaceful evenings on the large back deck overlooking a green strip that leads to a park and playground. The double attached garage features a passage door to the back yard which could make for a great dog-run and off-street parking for four. All this just a short walk to the University and Nicholas Sheran Park. Price includes all appliances (as-is), newer shingles and central A/C.

Built in 1999

Essential Information

MLS® #	A2238690
Price	\$439,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,173
Acres	0.13



Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	63 Mt Alderson Crescent W
Subdivision	Mountain Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6P2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Pantry, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Interior Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 15th, 2025
Days on Market	30
Zoning	R-L

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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