

\$309,900 - 8 Cayuga Crescent W, Lethbridge

MLS® #A2265950

\$309,900

3 Bedroom, 3.00 Bathroom, 997 sqft

Residential on 0.07 Acres

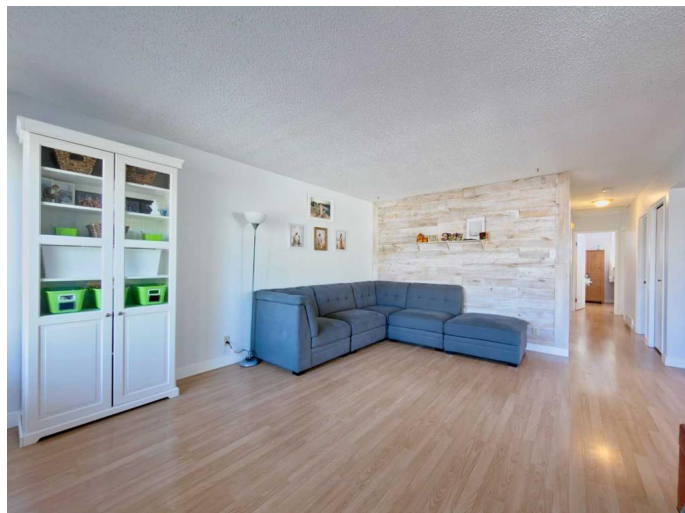
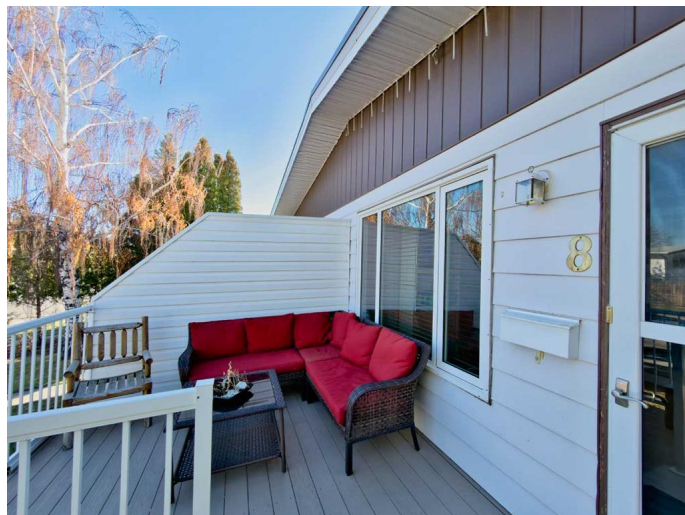
Indian Battle Heights, Lethbridge, Alberta

Conveniently located on the west side of Lethbridge, seconds away from Whoop Up Drive. This is perfectly situated within walking distance of both Mike Mountain Horse Elementary and G.S. Lakie Middle School. This clean, functional half-duplex features 3 bedrooms and 2.5 bathrooms. The main living area showcases a large open entry room with dining, and kitchen steps away. The property includes a single-car garage and a private, fully fenced yard. There is a side entrance that leads to the basement which could create opportunities for future use. This property is a wonderful starter or investment home for anyone looking to build a family, downsize, or as an investment property.

Built in 1981

Essential Information

MLS® #	A2265950
Price	\$309,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	997
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Semi Detached



Style	Side by Side, Bungalow
Status	Active

Community Information

Address	8 Cayuga Crescent W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5H5

Amenities

Parking Spaces	2
Parking	Parking Pad, Single Garage Detached
# of Garages	1

Interior

Interior Features	No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Flat Torch Membrane
Construction	Concrete, Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 21st, 2025
Days on Market	6
Zoning	Low Density Residential (

Listing Details

Listing Office	Century 21 Foothills South Real Estate
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