

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

MLS® #A2263787

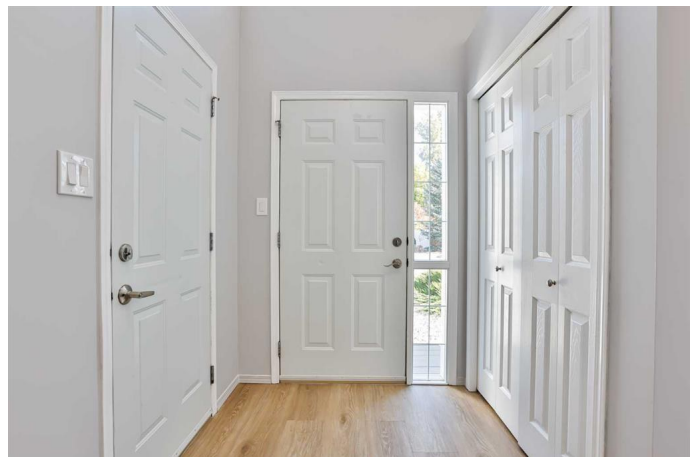
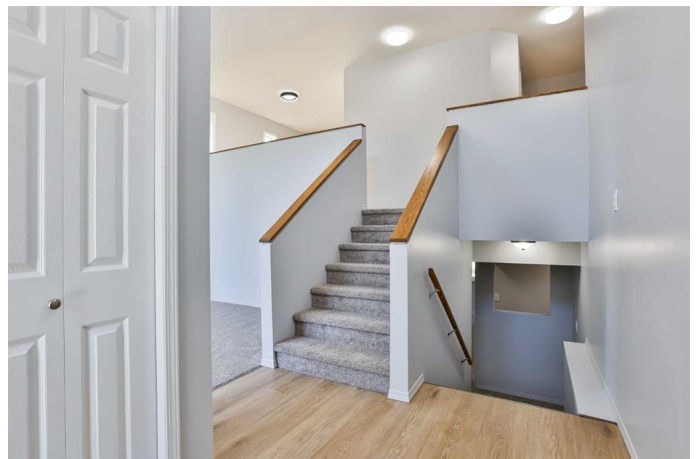
**\$437,500**

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 | 5                  |
| Zoning         | R-L                |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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