

# \$545,000 - 323 Skeena Crescent W, Lethbridge

MLS® #A2213384

**\$545,000**

4 Bedroom, 4.00 Bathroom, 1,583 sqft  
Residential on 0.13 Acres

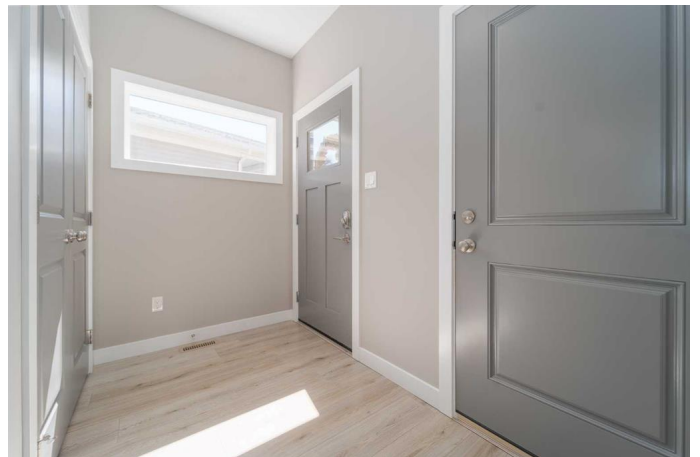
Garry Station, Lethbridge, Alberta

Welcome to this meticulously maintained Van Arbour-built two-storey home located in the newer, family-friendly community of Garry Station in West Lethbridge. Tucked away on a quiet crescent, this fully developed property is absolutely move-in ready and perfect for growing families or young professionals looking for space, comfort, and modern upgrades.

Step inside and youâ€™re welcomed by a bright, open-concept main floor featuring a spacious living room with large windows and a cozy gas fireplace, perfect for relaxing evenings at home. The kitchen is both functional and stylish, offering an abundance of cabinetry, a walk-in pantry, and a brand-new induction cooktopâ€”plus, thereâ€™s already a gas line installed if you prefer to switch to a gas stove. The adjacent dining room is full of natural light and opens to the deck and backyard, creating a seamless indoor-outdoor flow for entertaining or family BBQs.

Throughout the home, youâ€™ll notice custom cabinetry and thoughtful built-in storage, from the laundry room and dining room to the closets and even the garage, where added shelving makes organization a breeze. The garage is also heated, adding year-round convenience.

Outside, the low-maintenance front yard features artificial turf, keeping your curb appeal



sharp year-round without the upkeep. In the backyard, youâ€™ll find a deck, underground sprinklers, drip lines to the garden beds, and wiring ready for a hot tubâ€”a perfect space to unwind or entertain.

Upstairs, the second level features two generous bedrooms and a full 4-piece bathroom, while the primary suite offers an elevated retreat with its walk-in closet complete with custom cabinetry, and a spacious ensuite boasting dual vanities, a soaker tub, and a walk-in shower.

The fully finished basement adds even more space with a second living room, a large bedroom, and another beautifully finished 4-piece bathroom featuring heated floorsâ€”a cozy touch youâ€™ll love in the colder months. The home also comes with reverse osmosis water filtration and a water softener already installed.

If youâ€™re looking for a fully loaded, turn-key property in a growing neighbourhood with smart upgrades and tons of functional living space, this home checks all the boxes.

Built in 2017

**Essential Information**

MLS® #	A2213384
Price	\$545,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,583
Acres	0.13
Year Built	2017
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	323 Skeena Crescent W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5K3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 21st, 2025
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Days on Market	13
Zoning	R-CL

## **Listing Details**

Listing Office	REAL BROKER
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