

\$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

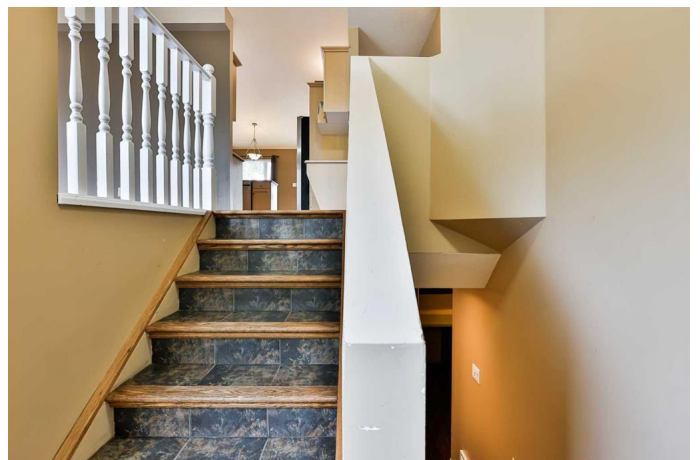
Mountain Heights, Lethbridge, Alberta

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, Interior Lot, Landscaped
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 15th, 2025
Days on Market	10
Zoning	R-L

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.