

# Starter Home

21



**671 Red Crow Blvd W**  
Lethbridge  
MLS® A1209386



**Mark Kozak**  
ASSOCIATE  
**(403) 795-7653**

# Westside



Don't miss out on this cute 3 bedroom split level home in west Lethbridge. This 950 sq ft bi-level offers a functional floor plan that allows open spaces to work and play, as well as allow for good sized bedrooms.

Upstairs offers 2 bedrooms, a full bathroom and a spacious front living room that is open to the kitchen. Downstairs is an oversized family room and the third bedroom. Under the stairs is storage along with a large laundry/utility room. The yard is fully fenced and has an alley at the back, while the front offers a double concrete parking pad so you don't have to park on the street.

Call Mark Kozak - Century 21 today for your opportunity to view and own this home!

## FEATURES

Bedrooms:	2 + 1
Bathrooms:	2
Living Area:	950 Sq Ft
Lot Size:	34 x 107 Ft
Taxes:	\$2,568 (2021)



Call me to view the home, or book an appointment:  
<https://century21lethbridge.ca/671-red-crow-blvd-w>

**Mark Kozak**  
ASSOCIATE  
mark.kozak@century21.ca  
<http://century21lethbridge.ca>  
(403) 795-7653

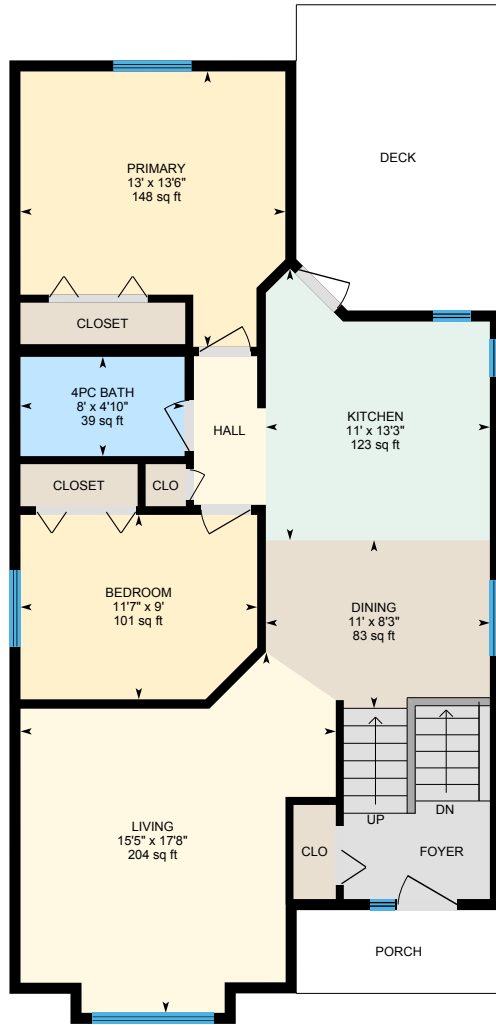
**CENTURY 21 FOOTHILLS SOUTH**  
REAL ESTATE  
2<sup>th</sup> St South Lethbridge, AB  
T1 2

**CENTURY 21.**  
Foothills South Ltd.

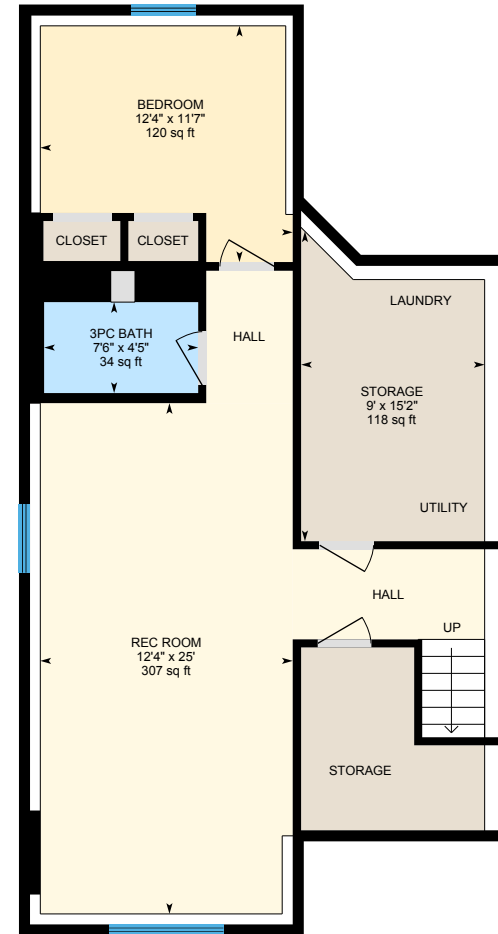


# 671 Red Crow Blvd W, Lethbridge, AB

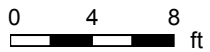
Main Building: Total Exterior Area Above Grade 950.27 sq ft



**Main Floor**  
Exterior Area 950.27 sq ft

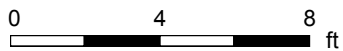


**Basement (Below Grade)**  
Exterior Area 798.98 sq ft



# 671 Red Crow Blvd W, Lethbridge, AB

Main Floor Exterior Area 950.27 sq ft  
Interior Area 875.26 sq ft



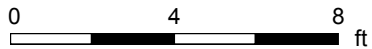
PREPARED: 2022/04/21



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 671 Red Crow Blvd W, Lethbridge, AB

**Basement (Below Grade)** Exterior Area 798.98 sq ft  
Interior Area 788.98 sq ft  
Excluded Area 121.51 sq ft



PREPARED: 2022/04/21



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 671 Red Crow Blvd W, Lethbridge, AB

## Property Details

### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

#### Main Building

##### MAIN FLOOR

4pc Bath: 8' x 4'10" | 39 sq ft  
Bedroom: 11'7" x 9' | 101 sq ft  
Dining: 11' x 8'3" | 83 sq ft  
Kitchen: 11' x 13'3" | 123 sq ft  
Living: 15'5" x 17'8" | 204 sq ft  
Primary: 13' x 13'6" | 148 sq ft

##### BASEMENT

3pc Bath: 7'6" x 4'5" | 34 sq ft  
Bedroom: 12'4" x 11'7" | 120 sq ft  
Rec Room: 12'4" x 25' | 307 sq ft  
Storage: 9' x 15'2" | 118 sq ft

### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### MAIN FLOOR

Interior Area: 875.26 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 950.27 sq ft

##### BASEMENT (Below Grade)

Interior Area: 788.98 sq ft  
Excluded Area: 121.51 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 798.98 sq ft

#### Total Above Grade Floor Area, Main Building

Interior Area: 875.26 sq ft  
Exterior Area: 950.27 sq ft

The Total Above Grade Floor Area is the RMS size of the property. Use Exterior Area for detached properties and Interior Area for properties with common walls, such as half-duplexes, townhouses, and apartments.