

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

MLS® #A2213384

\$545,000

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

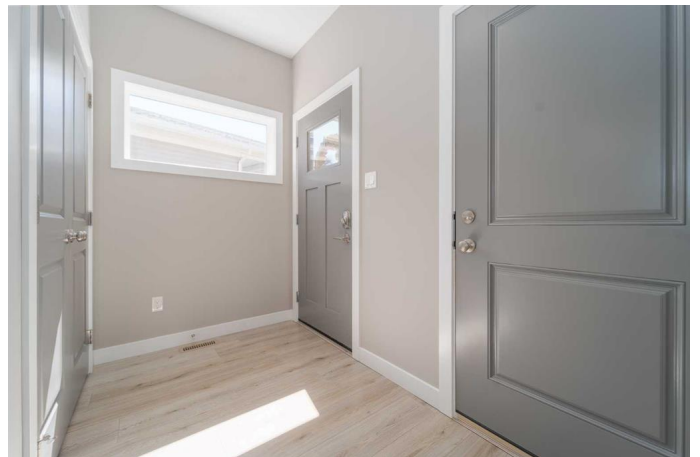
Garry Station, Lethbridge, Alberta

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

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|-------------|------------------|
| Date Listed | April 21st, 2025 |
|-------------|------------------|

Days on Market 9
Zoning R-CL

Listing Details

Listing Office REAL BROKER

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