



GRASSROOTS

REALTY GROUP

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**4 Heritage Point W
Lethbridge, Alberta**

MLS # A2302821



\$684,900

Division:	Heritage Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,819 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Off Street, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Fruit Trees/Shrub(s), Lawn, No Back Lane, Rectangular Lot, Under		

Heating:	Central	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Central Vacuum, French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Discover exceptional square footage, elegance, and a peaceful neighborhood setting in this beautifully maintained two-story home with a walkout basement, perfectly situated on a corner lot in the sought-after Heritage Heights community. With over 4,000 sq. ft. of finished living space, this property offers room to grow, entertain, and live in comfort. Recent upgrades within the past year include new lighting and faucets throughout, new appliances, a high-efficiency hot water tank, fresh paint, and updated landscaping. The oversized, extra-tall garage is ideal for hobbyists, car enthusiasts, or anyone needing space for lifts, toys, or storage. Step inside to a welcoming tile entry and custom hardwood flooring. A bright, naturally lit den sits just off the foyer. The gourmet kitchen is a chef's dream, featuring floor-to-ceiling cabinetry, granite countertops, stainless steel appliances, a large granite island, and a spacious corner pantry. The living room offers a cozy natural gas fireplace with a custom wood mantle, while the adjacent breakfast nook opens to the first of two private decks. A formal dining room with its own garden doors leads to the second deck—perfect for hosting or relaxing outdoors. A convenient laundry room and 2-piece bath complete the main level. Upstairs, you'll find a massive enclosed bonus/flex room, pre-wired for a 7.1 surround-sound system—ideal as a family movie room or kids' play space. This level includes three bedrooms, including a generous primary suite with a 5-piece ensuite featuring a tub/shower combo, double vanity, and walk-in closet. The fully finished walkout basement offers a spacious family room, a fourth bedroom, and a 3-piece bathroom with a stand-up shower. Double doors open to a covered patio, extending your living space outdoors. Located just a short walk from the coulees and Heritage

Point Park, this home blends luxury, comfort, and an unbeatable location. Call your favorite REALTOR® today so as not miss out on this opportunity.