



GRASSROOTS
REALTY GROUP

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94 Heritage Lane W
Lethbridge, Alberta

MLS # A2327714



\$490,000

Division:	Heritage Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,405 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Jetted Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, all window coverings including blinds, central air conditioning, garage door opener and 1 remote, wall air conditioner, built in heater in sunroom, dining room suite, primary bedroom suite, bed in basement, patio set, hide a bed in sunroom, full list of household inclusions in documents

Immaculate 1,405 sq ft four-level split featuring 3 beds, 2 baths, a walk-out third level, and a bright 4-season sunroom plus a covered patio that both overlook the picturesque, low-maintenance yard and garden area. Set on a corner lot with extra street parking, this home offers a 24x24 detached garage, radiant tube heating alongside R40 insulation for efficient even warmth all winter, particle sheeting throughout plus a front driveway with comfortable parking for 3. Enjoy the premium features in this home such as central A/C, jetted tub, fully developed levels throughout and with many of the furnishings included in the price. Clean, polished, and packed with top notch extras—this is a standout property with exceptional functionality and curb appeal.