



GRASSROOTS
REALTY GROUP

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568 Heritage Boulevard W
Lethbridge, Alberta

MLS # A2328009



\$480,000

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,213 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage, Vaulted Ceiling(s)		

Inclusions: Washer/Dryer, Gas Stove, Dishwasher, Microwave, Range Hood, Refrigerator

Welcome to this exceptional bi-level home offering an inviting open-concept layout designed for comfortable family living. With 5 bedrooms and 3 bathrooms, this home provides plenty of space to grow — featuring 3 generously sized bedrooms on the main floor and 2 more on the lower level, perfect for a growing family, multi-generational living, or a home office setup. The double-attached garage offers convenient parking plus valuable extra storage space, while the location can't be beat — just steps from Heritage Road Park and minutes to shopping centres, grocery stores, and a great selection of restaurants. This home offers the perfect blend of space, function, and lifestyle — ideal for a family looking for room to grow in a fantastic, convenient location.