



GRASSROOTS
REALTY GROUP

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222 Heritage Circle W
Lethbridge, Alberta

MLS # A2328427



\$485,000

Division:	Heritage Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,421 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Open Floorplan, See Remarks, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer (all working well, but sold as is)

Welcome to this beautifully maintained family home in a "fantastic quiet cul-de-sac with nice neighbors". The current owners have loved raising their family here. Imagine having your morning coffee on this adorable front porch! The open ceiling in the front entry is very inviting, and sets the atmosphere for the home...bright and inviting! On the main floor you'll find plenty of space with the open floor plan, and plenty of counter space in the kitchen. Laundry is located right off the kitchen for convenience on those busy days. Making your way to the upper floor the home offers 3 bedrooms and a full bath, fantastic for young families! The primary suite works well with a walk-in closet and full 4pc ensuite. Down on the lower level you'll find an oversized family room and 4th bedroom, both with large bright windows. A full 4 pc bath and spacious mechanical room complete the lower level. Making your way to the large backyard, you'll be pleased to see a deck, patio area and plenty of trees offering either sunshine or shaded areas. This really is the full package at a great price point!