



GRASSROOTS
REALTY GROUP

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160 Heritage Boulevard W
Lethbridge, Alberta

MLS # A2329710



\$524,000

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,221 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air
Floors:	Carpet, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Hood Fan, Microwave, Washer, Dryer, All Window Coverings, A/C Unit, Deep Freezer (In garage), Composter, Raised Garden Beds, Garage Door Opener (s) + remote

Calling this wonderfully maintained, bright, warm, spacious bi-level "home", will bring a smile to your face every time! Every box has been checked ? on this lovely property. Conveniently located in the heart of Heritage Heights, the plethora of features include four large bedrooms, three full bathrooms, a large recently renovated covered deck which includes composite material and brand new aluminium railings, a walk-out, stunning landscaping throughout, 2024 a/c unit with ten year warranty, new dishwasher, and a luxurious private backyard that will make one forget they live in the city. We're still not finished! If you value location, consider yourself fortunate, because there is a beautiful green-strip behind you, which provides walking access to the coulee, not to mention easy accessibility to schools, shopping, restaurants, churches along with a quick four minute drive taking you onto Highway 3, should you need to go anywhere. If a family friendly neighbourhood, combined with a home which shows 10/10 is on your list, do not look any further! Call your REALTOR® today!