



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

14 Heritage Road W
Lethbridge, Alberta

MLS # A2332600



\$489,900

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,240 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Other		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Located on Heritage Road West and directly across from the park, this five bedroom, three bathroom home offers plenty of space and a functional layout for a growing household. The main level features three bedrooms, including a master bedroom with a private three piece ensuite and shower. The main bathroom is also a three piece bath and includes a classic claw foot tub. Downstairs, you will find two additional bedrooms, a large family room and a separate office or den that could be used for work, hobbies or extra storage. The lower level also includes a four piece bathroom with a tub and shower. Additional features include a double attached garage and a convenient West Lethbridge location close to parks, schools, shopping and other amenities. With five bedrooms, multiple living spaces and three full bathrooms, this property offers a versatile floor plan and plenty of opportunity to make it your own.