



GRASSROOTS
REALTY GROUP

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**95 Heritage Point W
Lethbridge, Alberta**

MLS # A2335345



\$579,900

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,432 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, a/c, underground sprinklers with timer, central vac & attachments, 4 TV mounts, garage door opener & 1 remote, garage fridge, deep freeze, water softener as-is

Welcome to Heritage Point, one of Lethbridge's most sought after neighborhoods, where parks, playgrounds, and access to the coulees are just steps from your front door. This beautifully maintained home offers 4 bedrooms, 3 bathrooms, and a functional layout that's perfect for growing families. The bright, open concept main floor is designed for everyday living and entertaining, with the kitchen, dining, and living areas all overlooking the mature backyard. The kitchen features freshly painted cabinetry, granite countertops, and newer appliances installed in 2023. Hardwood flooring and thoughtful updates throughout create a warm and inviting atmosphere. The main level is complete with two bedrooms and a full bathroom. Privately situated above the garage, the spacious primary retreat features a walk-in closet and a well-appointed ensuite with a jetted tub, separate shower, and enclosed water closet. The fully developed basement provides even more living space with a large family room centered around a cozy fireplace, a fourth bedroom, a full bathroom, and plenty of storage. Over the years, this home has been lovingly maintained and updated with a new hot water tank in 2022, central air conditioning in 2023, newer kitchen appliances, freshly painted kitchen cabinets, tinted rear windows, and an expanded deck overlooking the beautifully landscaped backyard. The attached garage has also been spray foam insulated and drywalled, creating a comfortable space for vehicles, hobbies, or additional storage. Located just a few doors from a park and playground, with easy access to the coulees for walking and biking, this is a rare opportunity to own a thoughtfully updated home in one of Lethbridge's most desirable family neighborhoods.

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