



GRASSROOTS
REALTY GROUP

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263 Heritage Court W
Lethbridge, Alberta

MLS # A2338680



\$372,500

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,037 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

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

Inclusions: N/A

Welcome to 263 Heritage Court West, a practical and spacious bi-level offering three bedrooms, two full bathrooms and plenty of room for the family. The main floor features a comfortable living room, a generous dining area and a functional kitchen with ample workspace. Two bedrooms and a four-piece bathroom complete this level. Downstairs, you'll find a large recreation room, a third bedroom, another four-piece bathroom and excellent storage, along with an unfinished room ready for future development. There is also a south facing deck off of the kitchen and a nice sized private yard. This home offers a flexible layout with room to make it your own. Located on a quiet street in Heritage, close to parks, schools, shopping and other west-side amenities.