



GRASSROOTS
REALTY GROUP

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**18 Heritage Close W
Lethbridge, Alberta**

MLS # A2347773



\$579,900

Division:	Heritage Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,435 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, See Remarks		

Inclusions: N/A

Welcome to this inviting 4-level split in the heart of Heritage Heights, offering over 2100 sq ft of comfortable living space across three levels, plus a fully developed basement with its own bedroom, bath, and games room. The moment you step inside, you're greeted by a spacious open floor plan filled with natural light, creating an easy flow for everyday living and family gatherings. The kitchen features newer granite countertops and opens directly onto a private deck surrounded by mature landscaping perfect for morning coffee or relaxed evenings outdoors. With 5 bedrooms and 3 1/2 baths, there's room for everyone, and thoughtful extras like central air conditioning, a heated double garage, underground sprinklers, and an RV parking pad off the back lane add comfort and convenience. Located close to schools and shopping, this home offers a warm, practical lifestyle in a quiet, established neighbourhood.