



GRASSROOTS
REALTY GROUP

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3, 762 Heritage Boulevard W
Lethbridge, Alberta

MLS # A2349287

\$289,900

Division:	Heritage Heights		
Type:	Residential/Triplex		
Style:	Bi-Level		
Size:	661 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.04 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 336
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage		

Inclusions: NA

MOVE-IN READY, UPDATED and offering the convenience of CONDO LIVING — plus your own SINGLE GARAGE! This bright and open 3-bedroom, 1.5-bathroom END UNIT has been refreshed with NEW CARPET, FRESH PAINT and NEW KITCHEN APPLIANCES, making it easy to move in and simply enjoy. The main floor offers approximately 661 sq. ft. with a comfortable, functional layout and plenty of natural light. The U-SHAPED KITCHEN provides great workspace and storage, with an adjoining DINING AREA that makes everyday meals and entertaining easy. The GOOD-SIZED LIVING ROOM offers plenty of space to relax and enjoy, while a convenient 2-piece bathroom completes the main level. The developed lower level adds even more usable living space, including the bedrooms and full bathroom. Step outside and enjoy TWO DECKS — one south-facing for soaking up the sunshine and another more private space at the back. There is also green space nearby, visitor parking and off-street parking. One of the standout features is the SINGLE GARAGE located just steps from the unit — a huge bonus for condo living. Add in CENTRAL A/C and this property checks even more boxes. The location makes everyday life easy, with Tim Hortons, Safeway, Save-On-Foods, restaurants, shopping and other amenities all within walking distance. And with snow removal and lawn care taken care of, you can spend less time on maintenance and more time enjoying your home. Bright, updated, conveniently located and ready for its next owner — don’t let this one pass you by!