



GRASSROOTS
REALTY GROUP

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**484 Heritage Boulevard W
Lethbridge, Alberta**

MLS # A2213918



\$515,000

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,306 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, No Neighbours Behind, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wet Bar

Inclusions: Bar Fridge in Basement, Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer and Dryer, All window coverings including curtains, rods and blinds (Blinds as is), Garage Door Opener, Sump Pump, Central Vac/Attachments "as is", Hot tub "as is", Floating shelves in basement

****Stunning Home in West Lethbridge – A Perfect Blend of Comfort and Style**** When you enter this beautifully designed home, you are greeted by a spacious foyer area with high ceilings that are flooded with natural light. The foyer includes a double closet, and hardwood floors on the staircase, complemented by spindle and maple railings, that lead you to the main floor. As you walk into the open-concept main living area, you'll notice the vaulted ceilings, freshly painted cabinets, and bright quartz countertops and white sill granite sink. The modern kitchen features a newer gas range and a stylish backsplash, making it a perfect space for cooking and entertaining. The view from your main living area is truly spectacular, showcasing Lethbridge's iconic Coal Mineshaft. Just off the dining room, you'll find a deck and concrete patio area, as well as a hot tub deck conveniently located just steps away—ideal for relaxation and outdoor gatherings. The backyard offers a tiered flower bed area and minimal lawn to maintain, providing a beautiful yet low-maintenance outdoor space. On the main floor, you will find a laundry room equipped with a side-by-side washer and dryer, along with extra cabinets for storage. This level also features a four-piece bathroom, a spare bedroom, and the primary bedroom that boasts vaulted ceilings. The en suite is a luxurious retreat, complete with a huge soaker tub, a three-foot shower, a large vanity, and a medicine cabinet for additional storage. The basement is bright and inviting, since it's a bi-level featuring large windows that let in plenty of light. It includes a wet bar with slate backsplash, floating shelves, and a mini fridge—perfect for entertaining. A cozy gas fireplace completes the corner of the basement, adding warmth and ambiance. Additionally, there are two good

sized bedrooms in the basement with a four-piece bathroom conveniently located between them. Recent updates to the home include a new hot water tank installed in September 2024 and a new roof that was added in 2019. Don't miss out on this home in Heritage, call your favorite REALTOR® today to schedule a showing!