



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**552 Heritage Boulevard W
Lethbridge, Alberta**

MLS # A2215431



\$429,000

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,055 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: Tire rack and shelf in garage, garage heater, projector in basement

Welcome to this inviting 3-bedroom, 2-bathroom bi-level home nestled in the vibrant and family-friendly community of Heritage in West Lethbridge. With 1,055 sq ft of thoughtfully designed living space, this home offers comfort, convenience, and style. Step inside to discover an open-concept main floor that seamlessly blends the living, dining, and kitchen areas—perfect for entertaining or enjoying quality time with family. The bright and airy layout is complemented by large windows that fill the home with natural light. Downstairs, a spacious rec room provides the ideal space for a home theatre, playroom, or home gym—tailored to your lifestyle needs. Additional highlights include a double attached garage offering ample parking and storage, and a prime location just minutes from shopping, top-rated schools, and some of West Lethbridge’s best restaurants. Don’t miss your chance to call this beautiful home yours