



**GRASSROOTS**  
REALTY GROUP

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**101 Heritage Boulevard W  
Lethbridge, Alberta**

**MLS # A2224051**



**\$495,000**

<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,279 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Front Yard, No Neighbours Behind, F		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, No Smoking Home, Pantry, Vaulted Ceiling(s)		

**Inclusions:** piano

Welcome to this beautifully maintained bungalow in the highly sought-after, quiet, and established neighbourhood of Heritage Heights. Backing directly onto Heritage Road Park, this home offers peaceful green space views from your deck and direct access to walking paths and nature right from your backyard. Step inside to discover a bright and inviting layout with many updates throughout, including most windows and a modernized kitchen perfect for family living and entertaining. The main floor offers vaulted ceilings, three bedrooms, including a primary suite with its own private ensuite, and a full main bathroom. There is upstairs laundry potential. Downstairs, the almost finished walk-out basement adds even more living space, featuring a fourth bedroom, a third full bathroom, and a generous unfinished storage room that has the potential to be converted into a fifth bedroom if desired. An attached garage provides year-round convenience, and the peaceful subdivision of Heritage Heights make this an ideal setting for families, retirees, or anyone looking for tranquility close to many amenities. Don't miss your opportunity to own a home in one of Lethbridge's most desirable neighbourhoods!