



**GRASSROOTS**  
REALTY GROUP

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51, 762 Heritage Boulevard W  
Lethbridge, Alberta

MLS # A2227146



**\$359,900**

Division:	Heritage Heights		
Type:	Residential/Triplex		
Style:	5 Level Split		
Size:	1,362 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	\$ 315
LLD:	-
Zoning:	R-37
Utilities:	-

Inclusions: None

Vacant and ready for quick possession! This 3-bedroom, 3-bathroom end-unit condo in Heritage offers great value. Located within walking distance to many amenities, it features an excellent multi-level floor plan and an attached garage with an extra parking pad. The entryway leads to a lower-level family room with storage and utility access. The main level boasts vaulted ceilings and access to a private deck. A few steps up, you'll find the kitchen, a half bath, and laundry. The top level includes three bedrooms and two full bathrooms, with the primary suite offering a walk-in closet and ensuite. Recent updates include (new flooring, stove, fridge, and dishwasher)(1 year). Contact your favourite REALTOR® to book a showing today!