



GRASSROOTS
REALTY GROUP

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**368 Heritage Crescent W
Lethbridge, Alberta**

MLS # A2228732



\$479,900

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|------------------|--|---------------|-------------------|
| Division: | Heritage Heights | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,033 sq.ft. | Age: | 1993 (32 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Alley Access, Concrete Driveway, Double Garage Attached, Front Drive, Gara | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Private | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Pantry, Stone Counters, Storage, Walk-In Closet(s) | | |

Inclusions: Fridge, stove, OTR microwave, dishwasher, washer/dryer, window hardware/coverings, garage door opener & remote, ceiling fan(s), bathroom mirrors, TV wall mount with bracket, small freezer & shelves in laundry room

OPEN HOUSE SAT JUNE 7th 1pm-3pm!! Welcome to your perfect family retreat—this charming and meticulously maintained 4-level split home offers 1,781.47 sq ft of thoughtfully designed living space, complete with 4 bedrooms, 3 modern bathrooms, and a double attached garage. Curb Appeal & Outdoor Serenity: Enjoy beautifully landscaped flower gardens in both the front and back yards, complemented by a mature apple tree and lush lilac bush. These natural features add seasonal color and fragrance, making outdoor living a joy. The large backyard includes alley access, offering added convenience and flexibility for future development or RV parking. Main Level Comfort & Style: Inside, maple hardwood flooring spans the main level, paired with updated lighting that creates a warm and inviting atmosphere. The kitchen is a functional and stylish space, featuring granite countertops, a new range-top microwave, modern backsplash, corner pantry, and breakfast seating for casual dining. Cozy Living Spaces: The living room centers around a wood-burning fireplace with a gas igniter—perfect for relaxing evenings or cozy holiday gatherings. The spacious living and dining areas offer plenty of room for both everyday living and entertaining guests. Renovated Bathrooms: All three bathrooms have been fully renovated with contemporary finishes, including granite counters, tile accents, and beautiful vanities that combine modern design with everyday function. Flexible Layout for Families: With two bedrooms on the upper level, one on the third level, and one on the fourth, this home offers privacy and flexibility—ideal for growing families, guests, or home office needs. Prime Location: Located in a quiet and family-friendly neighborhood, you’ll be just a short walk from schools, parks, grocery stores, restaurants, and shopping. Quick

access to University Drive makes commuting across the city via Bridge Drive or Whoop-Up Drive fast and easy. Additional Features: This home features a brand-new roof, providing peace of mind for years to come. The double attached garage offers secure parking and extra storage space. The spacious multi-level design ensures privacy and room for everyone. Some newer appliances are included, and there is a large laundry room for added convenience. The primary bedroom includes an ensuite bathroom and a walk-in closet. Throughout the home, you'll find ample storage solutions to keep things organized. This home is move-in ready and full of warmth, charm, and modern upgrades. Schedule your private showing today and discover everything it has to offer.