



GRASSROOTS
REALTY GROUP

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

**30 Heritage Road W
Lethbridge, Alberta**

MLS # A2230076



\$470,000

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,249 sq.ft.	Age:	1994 (31 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Rectangular		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Storage, Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: Electric Range, Range Hood, Refrigerator, Dishwasher, Washer, Dryer, Deep Freeze, Window Coverings

Located directly across from a massive park, this charming 5 bed bungalow is nestled in the quiet, family-friendly Heritage Heights neighbourhood on Lethbridge's West Side! With five spacious bedrooms, three of them on the main floor, this home is ideal for young families. You'll love the convenience of MAIN FLOOR laundry and the bright, sun-filled living room thanks to large front windows. Downstairs, there's a dry bar perfectly positioned beneath the kitchen—just call your favourite plumber to turn it into a full wet bar! Out back, enjoy a private, fenced yard with a covered deck and patio—perfect for relaxing or entertaining. Homes like this don't come up often. Book your showing today!