



**GRASSROOTS**  
REALTY GROUP

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**80 Heritage Circle W  
Lethbridge, Alberta**

**MLS # A2230902**



**\$509,000**

<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,308 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac		

<b>Heating:</b>	Central, Electric, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge x 2, Stove x 2, Dishwasher x 2, Microwave x 2, Washer, Dryer, AC, all window coverings, piano

On a corner lot in a quiet cul-de-sac in family-friendly Heritage Heights, this suited (non-conforming) 5-bed, 3-bath home has the layout, updates, and location that checks all the boxes. Upstairs offers 3 bedrooms, 2 full baths, A/C, and a bright open-plan main floor with access to a massive deck—perfect for entertaining. Downstairs features a 2-bed, 1-bath walkout illegal suite with separate entrance, shared laundry, and loads of natural light, making it an ideal mortgage helper or investment opportunity. Updates include a new roof within the last 5 years and a hot water tank replaced in 2021. The double attached garage adds extra space for parking and storage. Whether you're looking for a revenue property or a flexible family setup, this one delivers.