



**GRASSROOTS**  
REALTY GROUP

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

**86 Heritage Boulevard W  
Lethbridge, Alberta**

**MLS # A2237590**



**\$469,900**

<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Storage		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, A/C, window coverings, basement fridge, gas bbq

Welcome home to 86 Heritage Blvd W in Lethbridge! This amazing bi-level home has it all. The main level is nice and open with big windows to allow plenty of natural light. The living room at the front of the home will be great for relaxation while the kitchen and dining room have tons of room for family dinners. This level features a primary bedroom complete with a 3pc ensuite, a walk-in closet, and a walkout to the deck. There's also another bedroom on this level. Moving downstairs, you have a large family room perfect for entertaining. The basement also has two more bedrooms, an office, and laundry. The front of the home has a driveway and an attached double garage for all of your parking needs. Out back, you have a nice big deck for those warm summer evenings and some green space. Don't wait, contact your favourite REALTOR&reg; now!