



GRASSROOTS
REALTY GROUP

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

**727 Heritage Boulevard W
Lethbridge, Alberta**

MLS # A2241754



\$450,000

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,067 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Vaulted Ceiling(s)		

Inclusions: Fridge, Stove, Dishwasher, Dryer, Washer, A/C, Deck Umbrella, Planter Box, Ceiling Fan Remote x2, Central Vacuum and Hose, hanging exterior, Christmas lights

Welcome to this beautifully updated 3-bedroom, 3-bathroom home offering 1,066 square feet of smart, functional living space with modern upgrades throughout. Step inside to discover a bright main floor featuring PVC windows, an open living and dining area, pantry, and updated light fixtures. The primary bedroom includes a full ensuite, walk-in closet, a second closet space. Additionally on the main level is a second bedroom and full bathroom. Downstairs, you'll find a spacious living room, a third bedroom, another full bathroom, and a generous storage room, offering plenty of flexibility for guests, hobbies, or a home office. Enjoy year-round comfort with a furnace and heat pump (3 years old, under 10-year warranty), central vac, and a 3-year-old hot water tank. The heated double garage is a great bonus for a family home, and recent additions like a new sump pump and modern appliances (stove, fridge, dishwasher all 3 years old) make this home feel fresh and functional. Outside, the southwest-facing back deck is perfect for evening relaxation, while a mature little leaf linden tree in the front yard provides beauty and natural privacy. Don't miss this opportunity to own a thoughtfully updated home in a quiet, family-friendly neighbourhood. Call your REALTOR today to book a showing!