



GRASSROOTS
REALTY GROUP

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**162 Heritage Place W
Lethbridge, Alberta**

MLS # A2244553



\$485,000

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,333 sq.ft.	Age:	1994 (31 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Walk-In Closet(s)		

Inclusions: n/a

Welcome to the home you've been waiting for! This beautiful Heritage Place bungalow is perfectly situated just steps from the coulees and offers stunning views of the iconic High-Level Bridge. Nestled on a quiet cul-de-sac off the main drive, this spacious 5-bedroom, 3-bathroom home offers comfort, functionality, and outdoor lifestyle right at your doorstep. The main floor features three bedrooms, two full bathrooms, and convenient main floor laundry. The fully developed basement includes two additional bedrooms, another full bathroom, and a large family room with a cozy fireplace—perfect for entertaining, relaxing, or creating your ideal workout space. Large windows throughout both levels flood the home with natural light and provide picturesque views of the beautifully landscaped backyard. Enjoy multiple outdoor seating areas, including a charming front porch and a covered back deck—ideal for year-round enjoyment. The attached double garage with built-in shelving offers ample storage, while the extended driveway provides plenty of off-street parking, including space for a trailer. Whether you love biking the trails, enjoying scenic views, or simply need room for your growing family, this home checks all the boxes!