



GRASSROOTS
REALTY GROUP

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4, 746 heritage Boulevard W
Lethbridge, Alberta

MLS # A2245010



\$269,900

Division:	Heritage Heights		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	585 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Single Garage Attached, Stall		
Lot Size:	-		
Lot Feat:	Irregular Lot		

Heating:	Forced Air
Floors:	Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, Pantry, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 211
LLD:	-
Zoning:	R-37
Utilities:	-

Inclusions: N/A

Tucked away just off charming Heritage Blvd, this delightful condo is where comfort meets style! Step inside and fall in love with the open floor plan, designed for easy living and effortless entertaining. Natural light floods the space, highlighting a stunning feature wall that adds just the right touch of wow to your everyday. With 3 spacious bedrooms and 1.5 beautifully updated baths, there's room for everyone—whether you're hosting guests, working from home, or just spreading out and relaxing. This home is the perfect blend of cozy and contemporary, and it's ready for you to move right in.