



GRASSROOTS
REALTY GROUP

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**257 Heritage Crescent W
Lethbridge, Alberta**

MLS # A2245711



\$449,900

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,047 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Pie Shaped Lot, Private		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile

Roof: Asphalt Shingle

Basement: Finished, Full, Walk-Out To Grade

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: fridge as is - water not working , stove, dishwasher as is (auto wash does not work), hood fan, garage door opener and 1 remote, all window coverings, washer/dryer, deep freeze in laundry room closet, metal shelving in the closet, workbench in the garage and wooden shelving unit.

Welcome to this fantastic family home tucked away on a quiet street, just a short walk to Safeway, Tim Hortons, local restaurants, and scenic coulee walking paths. It's the perfect blend of convenience and comfort for growing families. The main floor boasts an open-concept layout with soaring vaulted ceilings, creating a bright and airy atmosphere. The kitchen features easy access to a sunny deck—ideal for morning coffee or evening BBQs. Two generously sized bedrooms complete the upper level. Downstairs, the fully finished WALK OUT BASEMENT is designed for family living and entertaining. Enjoy a spacious family room with custom built-in shelving and patio doors that open to an enormous west-facing backyard—perfect for kids, pets, and hosting outdoor gatherings. The lower level also includes two additional bedrooms, a stylish 3-piece bathroom, and a beautifully finished laundry room. Don't miss your chance to own this amazing home in a prime location!