



GRASSROOTS
REALTY GROUP

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**77 Heritage Circle W
Lethbridge, Alberta**

MLS # A2245900



\$425,000

Division:	Heritage Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,475 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Pie Shaped Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: See appliances...plus, shed.

Nice two storey home on Heritage Circle that has just been freshly painted. Located on a pie shaped lot, the backyard is quite large with lots of room to run and play! Front porch near entry to sit and enjoy. Main floor features laminate floors, and functional plan with front dining room(could be used as a living room), kitchen with stainless steel appliances and corner pantry, family room with gas fireplace, and 2 piece bathroom with laundry machines also in this room. There is also an entrance to the garage. There are also sliding glass doors to a deck out back from the kitchen area. Upper level houses 3 bedrooms including primary with walk-in closet and ensuite with stand up shower. There is also another full bathroom on this level with tub/shower combo. Basement is fully developed with family room, bedroom with walk-in closet, 3 piece bathroom with stand up shower, a storage room that is great for seasonal gear, and a furnace utility room with more storage. Some updates include, roof shingles in 2019, new paint in 2025, hot water tank 2021, and furnace last serviced in 2024. Home has convenience of central a/c to keep cool in the summer months. Front yard and back have underground sprinklers. Double car garage for your vehicles. Move in and enjoy!