



**GRASSROOTS**  
REALTY GROUP

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26, 720 Heritage Boulevard W  
Lethbridge, Alberta

MLS # A2246112



**\$285,000**

<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	855 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 190
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-37
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Cental Air Conditioner, Dishwasher, Range Hood, Refrigerator, Stove, All window coverings including curtains, rods and blinds, Ceiling Fan

Welcome to a fantastic investment opportunity or the perfect starter home to move your family into! With four bedrooms—two on the main floor and two in the basement—there's plenty of space for everyone. Located in West Point Village, a desirable bare land condo development, this home features two full bathrooms and two generous living areas, including a cozy basement family room with a gas fireplace. Enjoy your morning coffee or summer barbecues on the front deck or in your private fenced back yard. You'll also appreciate the off-street parking, providing hassle-free access and added security for your vehicle. This home is a half duplex, just steps from shopping, restaurants, and with quick access to Highway 3. With a great layout and unbeatable location, this one won't last long! ?? Call your favourite REALTOR® today to book a showing!