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39, 762 Heritage Boulevard W Lethbridge, Alberta

MLS # A2247414



\$344,900

Division:	Heritage Heights				
Type:	Residential/Triplex				
Style:	5 Level Split				
Size:	1,220 sq.ft.	Age:	2005 (20 yrs old)		
Beds:	3	Baths:	2 full / 1 half		
Garage:	Single Garage Attached				
Lot Size:	0.05 Acre				
Lot Feat:	No Neighbours Behind				

Floors:Carpet, Laminate, TileSewer:-Roof:Asphalt ShingleCondo Fee:\$ 315Basement:FullLLD:-Exterior:Wood FrameZoning:R-37Foundation:Poured ConcreteUtilities:-	Heating:	Forced Air, Natural Gas	Water:	-
Basement: Full LLD: - Exterior: Wood Frame Zoning: R-37	Floors:	Carpet, Laminate, Tile	Sewer:	-
Exterior: Wood Frame Zoning: R-37	Roof:	Asphalt Shingle	Condo Fee:	\$ 315
	Basement:	Full	LLD:	-
Foundation: Poured Concrete Utilities: -	Exterior:	Wood Frame	Zoning:	R-37
	Foundation:	Poured Concrete	Utilities:	-

Features: See Remarks

Inclusions: N/A

Welcome to this 1,335 sq. ft. multi-level condo, offering a unique and functional layout perfect for first-time homeowners or investors looking for a rental property. With up to two pets allowed (with board approval), this home combines comfort, style, and flexibility. As you enter, you're welcomed by a bright foyer with access to your 11' x 19' attached garage, providing both convenience and extra storage. Heading up to the next level, you'll find a spacious living room with plenty of natural light ideal for relaxing or entertaining. From here, step up to the heart of the home, a bright kitchen and dining area that overlooks the living room below, creating an open, connected feel. This level also includes a half bathroom combined with in-suite laundry for everyday convenience. On the upper

level, you' Il discover three bedrooms, including a generous primary suite with a private ensuite, plus a second full bathroom to serve the other bedrooms. The basement offers a flexible, open space ready for a rec room, games area, or home gym, the choice is yours. Dont miss out on this affordable opportunity!