



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**39, 762 Heritage Boulevard W
Lethbridge, Alberta**

MLS # A2247414



\$349,900

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		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 315
LLD:	-
Zoning:	R-37
Utilities:	-

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'll 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!