



**GRASSROOTS**  
REALTY GROUP

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**267 Heritage Court W  
Lethbridge, Alberta**

**MLS # A2248827**



**\$350,000**

<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	897 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** A/C, stainless fridge & dishwasher. Washer & dryer - All as is where is

Opportunity Knocks in West Lethbridge! This fully finished 900 sq ft bi-level is the perfect opportunity for the savvy buyer ready to roll up their sleeves and build equity. Ideally located close to shopping, schools, public transit, and a nearby park, this home offers incredible potential in a very convenient neighbourhood. Inside, you'll find a functional layout with 2 bedrooms on the main level and 2 more downstairs, offering flexibility for families or future rental possibilities. The fenced and landscaped yard includes a rear deck and patio, along with off-street parking via the back alley. The home does require some cosmetic upgrades, but with the right vision, this property could truly shine again. Whether you're looking for your first home, a renovation project, or a smart investment &mdash; this is an excellent chance to get into the West Lethbridge market at an affordable price. Don't miss out on this rare opportunity to create value and make this home your own!