



**GRASSROOTS**  
REALTY GROUP

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**94 Heritage Court W  
Lethbridge, Alberta**

**MLS # A2250437**



**\$449,000**

<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	914 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, Lawn		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	High Ceilings, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** Fridge, Stove, Microwave, Dishwasher, Garburator, Garage Heater, Cabinet on Main Floor, Central A/C, Hot Tub, Hood Fan, Underground Sprinklers, Shed (As Is) , Garage Door Opener and Remote, All Window Coverings

This fully developed four level split offers exceptional space and functionality, featuring 3 bedrooms (2 with walk-in closets), 2 full bathrooms, and a heated single attached garage. The main level impresses with vaulted ceilings and an open-concept layout that seamlessly connects the living room, dining area, and kitchen which is perfect for entertaining. Patio doors lead to a private, well-sized backyard complete with a patio, hot tub, underground sprinklers, and gorgeous landscaping. Upstairs, you'll find the spacious primary bedroom, a second bedroom, and a 4-piece bathroom with a relaxing jetted tub. The lower level offers a large rec room with ample storage, while the basement includes the third bedroom, a 3-piece bathroom, laundry area, and even more storage space. This home blends comfort and practicality in a sought-after neighborhood. You don't want to miss out on this one!