



GRASSROOTS
REALTY GROUP

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**364 Heritage Crescent W
Lethbridge, Alberta**

MLS # A2256208



\$455,000

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,012 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level		

Heating:	None	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Storage, Sump Pump(s)		

Inclusions: shed

Located in the mature and sought-after neighbourhood of Heritage Heights in west Lethbridge, this clean and move-in ready bi-level home is the full package. The area itself has so much to offer—easy access to the coulees for those who love a good walk, plenty of nearby parks and playgrounds, and all the best west-side amenities just minutes away. Out front, the inviting patio gives you a perfect spot to enjoy your morning coffee before stepping through the door. Inside, the open-concept main floor greets you with a bright and spacious living room featuring oversized windows that flood the space with natural light. Flowing seamlessly into the dining area and kitchen, you’ll find stylish quartz countertops, a crisp updated backsplash, and plenty of room to cook or gather. The primary bedroom is tucked at the back of the home for extra privacy, offering generous space that easily fits a king-sized bed. Right beside it, the impressive 5-piece bathroom includes dual vanities and a smart layout that feels both practical and luxurious. Another large bedroom rounds out this level, making it ideal for family or guests. Step just off the kitchen to a raised deck overlooking the beautifully maintained backyard. Down below, a concrete patio adds even more outdoor living space, complete with a natural gas line ready for your future BBQ setup—or even a cozy fireplace. The lower level continues to impress with two massive bedrooms, a comfortable family room perfect for movie nights or a quiet kids’ hangout, and a 3-piece bathroom with a fully tiled shower. This home checks all the boxes: mature location, updated finishes, generous space, and an overall feel that’s been cared for and well-loved.