



GRASSROOTS
REALTY GROUP

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**588 Heritage Boulevard W
Lethbridge, Alberta**

MLS # A2265996



\$450,000

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,030 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Standard Shaped Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Kitchen Island, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Fridge, stove, microwave, hood fan, dishwasher, blinds, washer, dryer, garage door opener + remote, central air conditioner

This Heritage Home is a turn-key dream! Brand new roof, fully finished and durable stucco siding makes this practical home ideal for a young family, investors or those looking to downsize! With 3 bedrooms, 2 bathrooms, double attached garage and well size yard, this home even boasts vaulted ceilings on the main floor, spacious laundry room in the basement and great entertaining areas. Close to amenities, parks, playgrounds and the coulees, this home is sure to meet your needs!