



GRASSROOTS
REALTY GROUP

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**50 Heritage Circle W
Lethbridge, Alberta**

MLS # A2266521



\$495,000

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,362 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, No Animal Home, No Smoking Home, Pantry, Sump Pump(s)		

Inclusions: Central Vac and Attachments, Garage Door Opener and remote(s)

Welcome to this bright and inviting 5 bedroom, 3 bathroom modified bi-level located in Heritage Heights. With direct access to a park and scenic walking paths to the coulees. This well maintained home has been tastefully updated throughout. Natural light and vaulted ceilings create a welcoming atmosphere the moment you walk in. The spacious main living area features a cozy gas fireplace, ideal for relaxing evenings with family. The kitchen and dining areas flow seamlessly together, making entertaining a breeze. With five bedrooms including a large primary suite above the garage, and three bathrooms, there's plenty of space for a growing family or guests. The lower level offers great additional living space, perfect for a family room, home office, or play area. Outside, enjoy the convenience of nearby green spaces and walking trails right at your doorstep, along with a yard and a covered deck that is ideal for outdoor gatherings or quiet mornings. This home truly has it all and is completely move-in ready! Make it yours today.