



**GRASSROOTS**  
REALTY GROUP

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**35, 762 Heritage Boulevard W  
Lethbridge, Alberta**

**MLS # A2276274**



**\$360,000**

<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,228 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, Granite Counters, High Ceilings, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 336
<b>LLD:</b>	-
<b>Zoning:</b>	R-37
<b>Utilities:</b>	-

**Inclusions:** Oven, dishwasher, gas cooktop, fridge x2, washer, dryer, microwave, window coverings, cabinets/drawers in the garage

Truly special and thoughtfully updated, this END-unit townhome stands apart for its natural light, privacy, and flexible living spaces. Tucked at the back of the complex with minimal traffic and a larger yard than most, this home offers a wonderful sense of space and serenity. Step inside to a bright living area with high ceilings and expansive windows that fill the space with natural light and create a warm, welcoming atmosphere. The living room flows seamlessly to your private east-facing deck &ndash; sheltered from wind and equipped with a natural gas BBQ hookup &ndash; an ideal spot for relaxed mornings or quiet summer evenings. Just above, the renovated kitchen is both stylish and functional, featuring extended cabinetry, granite countertops, and stainless-steel appliances. It opens naturally into a spacious dining area overlooking the front yard. A convenient two-piece bathroom and in-suite laundry complete this level. The top level offers two private bedrooms, each with its own ensuite. The oversized primary suite feels like a true retreat - with room for a cozy sitting area, home office, or yoga space, along with lovely sunset views. The walk-through closet leads to a well-appointed ensuite with dual sinks and a tiled shower. On the bottom level, a large, finished room provides excellent flexibility &ndash; ideal as a family room, guest room, hobby space, home office, or whatever best suits your lifestyle. With tasteful updates throughout, an attached single garage, and competitive condo fees, this end-unit townhome is a standout opportunity in a desirable west-side location. Experience a home that feels bright, functional, and designed for every day living &ndash; don&rsquo;t miss your chance to make it yours!