



**468 Heritage Boulevard W
Lethbridge, Alberta**

MLS # A2276387



\$455,000

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,283 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Underground Sprinklers		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, Skylight(s), Sump Pump(s), Vinyl Windows		

Inclusions: UG Sprinklers

Welcome to 468 Heritage Blvd W, a fully finished bi-level home in one of West Lethbridge's most desirable neighbourhoods. Conveniently located close to shopping, restaurants, parks, and schools; this home is perfectly suited for busy families and professionals alike. Featuring 4 bedrooms plus a dedicated office, there's plenty of space for growing families. With three full 4-piece bathrooms, including a private ensuite, comfort and functionality are front and centre. At just under 1,300 sq. ft., this thoughtful and classic layout offers inviting living spaces throughout, complemented by a large covered deck ideal for enjoying Lethbridge's sunny days. No neighbours behind you, just endless coulees and open sky. A move-in-ready home in a fantastic Westside location — this is one you won't want to miss.