



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**468 Heritage Boulevard W  
Lethbridge, Alberta**

**MLS # A2276387**



**\$469,900**

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

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.