



GRASSROOTS
REALTY GROUP

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**46 Heritage Crescent W
Lethbridge, Alberta**

MLS # A2281440



\$439,900

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,165 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions:	N/A
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Welcome to this well-maintained bi-level home located in the desirable Heritage neighbourhood, conveniently close to shopping, schools, and parks. The main floor offers three bedrooms, a bright south-facing living room, and a functional kitchen with ample cabinetry and an eating bar—ideal for everyday living. The fully developed basement features a spacious family room with large windows, an additional bedroom, and a versatile bonus room that can easily serve as a home office, hobby room, or personal retreat. Recent updates include new flooring, pot lights throughout, updated baseboards, a new refrigerator and dishwasher, and a newly built deck—adding both comfort and value to this move-in-ready home.