



**73 Heritage Circle W
Lethbridge, Alberta**

MLS # A2293586



\$488,000

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,190 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener & remote, central AC

Welcome to this charming abode in a great Lethbridge location, offering space, functionality, and plenty of thoughtful upgrades both inside and out. Built in 2001, this fully finished home features 4 bedrooms and 3 bathrooms, with a bright and welcoming layout designed for everyday living. The main floor offers vaulted ceilings, a skylight, and tons of natural light, making the space feel open and inviting from the moment you walk in. You’ll love the large entryway, wide staircase, cozy gas fireplace, and the kitchen, complete with a walk-in pantry, island bar seating, toe-kick vacuum, and newer dishwasher (2024). The main level includes two bedrooms, a primary suite with a renovated 3-piece ensuite, and an additional full bathroom. Downstairs, the fully finished basement features two more bedrooms, another bathroom, a wet bar with microwave space and room for a mini fridge, and large windows that keep the lower level bright and comfortable. There’s also excellent storage space throughout the home, including a walk-in closet in the basement bedroom. Outside, the backyard has been thoughtfully set up for both relaxing and entertaining. Enjoy a back deck, fire pit area, gazebo, landscaped gravel yard, and six irrigated raised garden beds, all ready for your next growing season. The raspberry patch produces all summer long, and a young grapevine yielded an impressive harvest last year. You’ll also find in-ground sprinklers, a large shed, covered storage under the deck, hot tub electrical hookups already in place, and a 16-foot parking space accessible from the alley, made even easier thanks to the convenient T-intersection for trailer access. The heated, double-attached garage is a standout feature, offering extensive shelving, a workbench, pegboard walls, central vac access, and even an extra fridge, ideal for projects, storage, or a hobby.

space. Additional highlights include central vacuum, blackout blinds upstairs, a 54" swivel wall-mounted TV, updated furnace and water boiler (2025), and plenty of natural light throughout the home. Situated on a good-sized lot, this property offers a great balance of indoor comfort and outdoor enjoyment, ready for its next owners to move in and make it their own.