



**128 Heritage Boulevard W  
Lethbridge, Alberta**

**MLS # A2294679**



**\$419,900**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Heritage Heights                 |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Bi-Level                         |               |                   |
| <b>Size:</b>     | 1,177 sq.ft.                     | <b>Age:</b>   | 1993 (33 yrs old) |
| <b>Beds:</b>     | 2                                | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached, Driveway |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                        |               |                   |
| <b>Lot Feat:</b> | Back Yard                        |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Linoleum  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Mixed   | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, See Remarks |                   |     |

**Inclusions:** Fridge, Stove, dishwasher, washer, dryer, window coverings, garage door opener and 2 remotes

**BONSAI !!** Welcome to 128 Heritage Blvd. A Bi-level home featuring 1177 sq/ft, 2 bedrooms, 2 bathrooms including a 3 piece ensuite, large kitchen with a corner pantry, formal dining room, great sized living room with a bay window, covered deck with a gas line and storage underneath, double attached garage, beautiful landscaping with bonsai trees, stucco exterior, a view of a greenspace and much more. The basement is open for your development ideas and equity building.