



GRASSROOTS
REALTY GROUP

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**119 Heritage Court W
Lethbridge, Alberta**

MLS # A2294814



\$568,000

Division:	Heritage Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,461 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Paved, Rectangular L		

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

Inclusions: N/A

Welcome to this beautifully updated two-storey home in the desirable community of Heritage Heights—offering a “like-new” feel throughout! Freshly painted from top to bottom, this home features new flooring on all levels, new carpet on the stairs, and stylish quartz countertops in both the kitchen and bathrooms, complete with undercount sinks and modern finishes. The contemporary kitchen is a true highlight, showcasing professionally painted cabinetry, a functional island with seating, and an inviting atmosphere perfect for both everyday living and entertaining. The adjoining dining area and bright, comfortable living room—featuring a built-in entertainment centre—add warmth and charm to the main level. Upstairs offers three spacious bedrooms, while the fully finished lower level provides a large rec room, fourth bedroom, bathroom, and additional storage—ideal for growing families or guests. A main-floor office adds flexibility for those working from home. Step outside through large patio doors with a power blind to a beautifully designed two-tier deck—perfect for relaxing or hosting. The home also features new light fixtures, updated blinds, custom railings, and a welcoming front verandah. The heated double garage with lane access adds convenience, while the quiet street location enhances the sense of comfort and privacy. Enjoy being just steps from walking and bicycle pathways, and close to schools and shopping. A truly exceptional home—perfect for families or professionals seeking quality, comfort, and lifestyle in one of Lethbridge’s most desirable neighbourhoods.