



**41 Heritage Circle W  
Lethbridge, Alberta**

**MLS # A2297061**



**\$484,900**

<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,172 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Pantry, Storage		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, A/C, ug sprinklers, window coverings

Looking for an immaculate home that has been well-kept on the west side? look no further than 41 Heritage Circle W. this bi-level home has 1,172 square feet of living space across its main level. With a beautiful and bright living room as soon as you enter, this will be a great place to entertain. The kitchen and dining room are spacious with plenty of room for the whole family. The main level has three bedrooms, including the primary complete with a 3pc ensuite. Downstairs you have two more bedrooms, a big recreation room, and a utility room with laundry. The double attached garage will be adequate for all of your parking needs along with the parking pad. Out back, you have a big deck that will be perfect for the summer months. Near all the amenities the west side has to offer, this is the ultimate family home. Contact your favourite REALTOR&reg; today!