



**182 Heritage Court W  
Lethbridge, Alberta**

**MLS # A2298143**



**\$440,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Heritage Heights   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bi-Level   |               |                   |
| <b>Size:</b>     | 1,003 sq.ft.   | <b>Age:</b>   | 2003 (23 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street   |               |                   |
| <b>Lot Size:</b> | 0.17 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscap |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                 | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Linoleum, Vinyl Plank              | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                            | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                       | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                               | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                            | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, Kitchen Island, Storage |                   |     |

**Inclusions:** fridge, stove, dishwasher, washer, dryer, window coverings

Welcome to this beautifully updated home tucked into a quiet westside neighbourhood, perfect for growing families or anyone looking for a move-in-ready space with room to breathe. Built in 2003, this bilevel home offers a functional layout with only four steps up to the main floor, making everyday living feel easy and accessible. One of the standout features here is three bedrooms on the main level, a rare and highly sought-after setup that’s ideal for young families wanting everyone close together. The heart of the home is the fully remodelled kitchen, thoughtfully designed with quality finishes and modern updates that truly elevate the space. Throughout the home you’ll also notice fresh cosmetic upgrades including updated trim, paint, and finishes that help it show beautifully from top to bottom. Downstairs, the finished basement adds even more living space with a fourth bedroom, an additional bathroom, and plenty of room for relaxing, entertaining, or creating a flexible family hangout zone. Situated on an impressive sized lot, the backyard is larger than most in the neighbourhood, offering incredible outdoor potential. With alley access already in place, there’s excellent opportunity to add a detached garage while still enjoying a spacious yard. And when everything is in full bloom, the outdoor space truly shines, creating a private, green retreat right at home. If you’ve been searching for a well-maintained home with thoughtful updates, a family-friendly layout, and a yard that stands out from the rest, this one is absolutely worth a look.