



**58 HERITAGE Circle W
Lethbridge, Alberta**

MLS # A2303370



\$474,900

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,158 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Dog Run Fenced In, Front		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RESIDENTIAL
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, High Ceilings		

Inclusions: FRIDGE, STOVE, WASHER, DRYER, MICROWAVE, BLINDS, GARAGE HEATER, PLAYHOUSE

Spacious, versatile, and thoughtfully designed—this 5-bedroom, 3 full bathroom home offers exceptional functionality in a well-planned 1,158 sq ft layout. Perfect for growing families, multi-generational living, or those who love to host, this property blends comfort with convenience. Step inside to a bright and inviting interior featuring a smart floor plan that maximizes every square foot. The main living area is warm and welcoming, ideal for both relaxing evenings and entertaining guests. The kitchen offers ample cabinetry and workspace, seamlessly connecting to the dining area for easy everyday living. With five generously sized bedrooms and four full bathrooms, there’s no shortage of space or privacy. Whether you need extra rooms for a home office, guest accommodations, or hobbies, this home delivers flexibility to suit your lifestyle. The double attached garage provides secure parking and additional storage, while the exterior offers low-maintenance living with room to personalize outdoor spaces to your liking.