



13, 240 Heritage Boulevard W
Lethbridge, Alberta

MLS # A2133152

\$459,000



Division:	Heritage Heights		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,164 sq.ft.	Age:	2004 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Central, Natural Gas
Floors:	Carpet, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 435
LLD:	-
Zoning:	R-CM-20
Utilities:	-

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, garage door opener & 1 control, all window coverings

Welcome to your new home in a vibrant 55+ community! This duplex has just been freshly painted throughout and features 3 bedrooms, 2.5 bathrooms, an attached double garage, and ohh so much natural light, including a beautiful skylight above the kitchen. Enjoy the convenience of main floor laundry and a walkout basement. Step outside to a green strip backing onto the property and in a few steps you'll find yourself in the coulees. Don't miss the chance to get into this sought-after community at Heritage Villas.