



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**153 Heritage Crescent W
Lethbridge, Alberta**

MLS # A2135435



\$469,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Heritage Heights | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,187 sq.ft. | Age: | 1994 (30 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, Driveway, Off Street | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Lawn, Interior | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full, Suite | LLD: | - |
| Exterior: | Stucco | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Quartz Counters | | |

Inclusions: 2 Stove, 2 Refrigerator, Washer/Dryer, 2 Dishwasher, Garage Controls, Window Coverings, Steel Shed

Step into this meticulously updated home, where modern elegance meets comfort. Sunlight dances through expansive windows, casting a warm glow over the open, light-filled spaces that beckon you inside. With a large basement suite featuring a spacious bedroom and laminate flooring, this home offers versatility and potential for rental income or multigenerational living. The heart of the home, the kitchen, showcases stunning quartz countertops, providing both beauty and functionality for your culinary adventures. Whether you're hosting gatherings or simply enjoying everyday moments, the seamless flow between the living areas creates an inviting atmosphere for all. Venture outside to the covered deck, where you can savor morning coffee or evening sunsets in peace and privacy. With its thoughtful updates and investment potential, this property is not just a home; it's a wise investment in your future. Conveniently located near schools, parks, and amenities, this home offers the perfect blend of serenity and accessibility. Don't miss out on the opportunity to make this your own slice of paradise. Schedule a viewing today and embark on the journey to finding your forever home.