



**207 Heritage Court W  
Lethbridge, Alberta**

**MLS # A2139598**



**\$410,000**

<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,020 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Smoking Home, Open Floorplan, See Remarks, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Hood Fan, Washer, Dryer, Central Vacuum and All Attachments, Central A/C, Garage Door Opener and Remote, All Blinds and Window Coverings, Water Softener

Welcome to this beautifully maintained home in the sought-after Heritage Heights neighborhood, offering an ideal blend of comfort and convenience. Parking is a breeze with the ample off street parking in the front in addition to the detached double garage in the back. Step inside to discover an inviting open-concept main floor flooded with natural light from large windows. The spacious living room flows seamlessly into the dining area and kitchen, where ample cabinet storage and countertops await. Enjoy the convenience of two main floor bedrooms and a conveniently located laundry room. The primary bedroom boasts a walk-in closet and full ensuite bathroom for added privacy and comfort. Downstairs, a fully finished basement features a spacious family room, a third bedroom, and abundant storage space, perfect for growing families or hosting guests. Outside, the landscaped yard is designed for low-maintenance enjoyment, surrounded by the tranquility of coulee walking trails nearby. This home's location offers easy access to major shopping, restaurants, and essential services, making it a perfect choice for modern living. Don't miss out on the opportunity to make this move-in ready gem yours