



**15 Heritage Green W
Lethbridge, Alberta**

MLS # A2141269



\$489,900

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,384 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: NA

Welcome to this well-designed bi-level home with a bonus area, located in the desirable Heritage Heights neighborhood in Lethbridge. Offering 2,330 square feet of fully developed living space, this single-family detached residence is perfect for families and professionals seeking a comfortable and modern living environment. As you enter, the grand entryway welcomes you and leads up a few steps to the open-concept main floor. This level features a thoughtfully arranged kitchen with island, a dining area, and a cozy living room. The layout is ideal for hosting gatherings or enjoying family meals. Step out onto the covered deck to enjoy the view of the park and greenspace behind the home—an excellent spot for relaxation and watching the kids play. The main floor also includes two bedrooms and a 4-piece bathroom, providing ample space for family members or guests. The upper bonus area is dedicated to the primary bedroom, offering a private retreat with its own ensuite bathroom and a walk-in closet. The lower level of this home is bright and airy, thanks to its walk-out design. This space features a large living area complete with a wood stove fireplace that can warm the entire house, a fourth bedroom, and another 4-piece bathroom. This area is versatile, perfect for a family room, guest suite, or home office. Outside, the 5,071 square foot lot is fully landscaped, offering a beautiful setting for outdoor activities. The double attached garage provides convenient parking and additional storage space. The home is move-in ready, with kitchen appliances included: a fridge, stove, dishwasher, microwave hood fan, and a washer and dryer. Situated in a prime location, this home is close to the University of Lethbridge, local amenities, schools, walking paths, and the scenic Coulees. Enjoy the added benefit of a separate entry walk-out and no rear neighbors,

with a park and greenspace providing a serene environment to enjoy for years to come. This house is ready to be your new home!