



**128 Heritage Point W
Lethbridge, Alberta**

MLS # A2142343



\$569,900

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,424 sq.ft.	Age:	2003 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Landscaped, Underground Sprinklers, Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Underground Sprinklers (front & back), Shed (workshop)

Welcome to this beautifully maintained single-family detached home in the sought-after Heritage Heights neighborhood of Lethbridge. Nestled on Heritage Point, this residence sits on a generous 5,381 square foot lot, offering a perfect blend of comfort and style for families and professionals alike. As you enter through the grand foyer, you are greeted by a bright and welcoming main floor, highlighted by soaring vaulted ceilings and an abundance of natural light. The kitchen, featuring essential appliances including a fridge, stove, dishwasher, microwave, and hood fan, flows seamlessly into the dining area. The kitchen island provides a convenient spot for casual dining and social gatherings. From the dining area, step out onto the deck to enjoy the beautifully landscaped backyard, a serene escape perfect for outdoor relaxation. The main floor also includes two well-sized bedrooms and a 4-piece bathroom, offering ample space for family or guests. The living room, features a cozy gas fireplace, creating a warm and inviting atmosphere for both casual and formal gatherings. The upper level is dedicated to the primary suite, providing a private retreat complete with an ensuite bathroom and a walk-in closet. This upper bonus area is designed to offer a peaceful escape from the main living spaces, making it a perfect personal sanctuary. The fully developed lower level boasts a spacious living area with a second gas fireplace, ideal for family activities and entertaining. This level also includes two additional bedrooms and another 4-piece bathroom, making it versatile for accommodating guests or a growing family. Outside, the double attached garage offers ample space for parking and storage. The backyard is a tranquil haven with no neighbors behind, providing stunning VIEWS of the coulees and the iconic Train Bridge. This home is conveniently located near the

University of Lethbridge, schools, walking paths, and a variety of amenities. Move-in ready and located in the prestigious Heritage Heights neighborhood, this property combines convenience, tranquility, and the unique charm of living on Heritage Point. Don't miss the opportunity to own this exquisite Heritage Heights home!