



**37 Heritage Boulevard W
Lethbridge, Alberta**

MLS # A2143100



\$419,900

Division:	Heritage Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,791 sq.ft.	Age:	1992 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Driveway, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Roll Shutters x2, Dishwasher (as is)

Discover this inviting single-family detached home in the sought-after Heritage Heights neighborhood of Lethbridge. This property is ideal for buyers seeking a fixer-upper with the potential to transform it into a dream family home. Situated on a large 6329 square foot corner lot, this home boasts an attached double garage and ample driveway parking, including RV parking in the back. Inside, you'll find a spacious layout with a total of 1791 square feet of developed space on the main and upper level, plus a 995 square foot undeveloped basement offering endless possibilities for future development. The main floor features an office, perfect for remote work or a quiet study space. The upper level includes three comfortable bedrooms, providing ample space for a growing family. The home includes 2.5 bathrooms, ensuring convenience for all family members. The kitchen comes equipped with essential appliances, including appliances. Additionally, the home features the convenience of main floor laundry. The living areas are designed to accommodate gatherings and entertainment, with plenty of room to customize and make your own. Outdoor living is a breeze with the partially fenced yard, deck, and generous corner lot. The property's location offers abundant parking for friends and family, making it an ideal spot for hosting get-togethers and creating lasting memories. Located in Heritage Heights, this home is close to a range of amenities, including the University of Lethbridge, schools, walking paths, and the scenic coulees. Enjoy the convenience of nearby shops and services, along with the beauty of local parks. This property is a rare opportunity for those with a vision to create a wonderful family home. Embrace the potential and make this promising house your own in one of Lethbridge's most desirable neighborhoods.