



**382 Heritage Boulevard W
Lethbridge, Alberta**

MLS # A2144038



\$475,000

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,271 sq.ft.	Age:	2002 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Lawn, Low Maintenance Landscape, Irreg		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, Stove, dishwasher, Washer, Dryer, Garage shelving (Built in), Central Vac, Backyard Arch

Welcome to this spacious and charming 4 bedroom family home located in the desirable neighborhood of Heritage Heights. The functional layout includes spacious living areas and a well-appointed kitchen that flows seamlessly into the dining area, making family gatherings and hosting effortless. The master bedroom on the top floor boasts a luxurious ensuite bathroom and a generous walk-in closet, providing a private retreat for homeowners. With not one, but two garages - a double attached garage and a single detached garage - there is ample space for vehicles, storage, or even a workshop. The large windows throughout the house flood the rooms with natural light, creating a bright and inviting atmosphere. This home offers both functionality and style, making it the perfect space for family living or entertaining guests. Don't miss out on this opportunity to own a truly special property in west Lethbridge.