



**29 Heritage Circle W
Lethbridge, Alberta**

MLS # A2146172

\$450,000



Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,200 sq.ft.	Age:	2000 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Open Floorplan, Pantry, Storage, Sump Pump(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, central air conditioner, garage door opener + 1 remote

A cozy and practical home in Heritage Heights! Fully finished, landscaped and only steps from Heritage Circle Park! There's 4 bedrooms, 3 full bathrooms, a lush backyard and an upgraded kitchen! The main floor of this home greets you with vaulted ceilings, an open flow between the kitchen, living and dining and hosts granite counters, new appliances and a corner pantry. There's 2 bedrooms on the main floor that share a 4 piece bathroom. The primary bedroom has a 3 piece bathroom plus a walk-in closet. The basement has a huge family room that can fit so many activities! A full laundry room with storage, fourth bedroom, 3 piece bathroom round out the basement. The back deck takes you down to the patio and firepit area. With alley access, a double attached garage and a quiet street, this home checks all the boxes!