



GRASSROOTS
REALTY GROUP

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2, 734 Heritage Boulevard W
Lethbridge, Alberta

MLS # A2147139



\$218,000

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Heritage Heights | | |
| Type: | Residential/Four Plex | | |
| Style: | Bungalow | | |
| Size: | 928 sq.ft. | Age: | 2004 (20 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Landscaped, Underground Sprinklers | | |

| | | | |
|-------------|----------------------|------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | \$ 230 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-37 |
| Foundation: | None | Utilities: | - |
| Features: | Separate Entrance | | |

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, Microwave

Available the beginning of September 2024, this two-bedroom, one-bath condo at Heritage Terrace has its own designated plug-in parking stall right outside the unit and an additional storage room. Located within walking distance of numerous west-side amenities, this ground level unit offers comfort and convenience. The kitchen is adorned with maple cabinets, granite countertops, and includes a corner pantry. All the kitchen appliances, plus a washer and dryer are included. Condo fees cover exterior maintenance, reserve fund contributions, management, snow removal, and grass cutting. There is visitor parking and plenty of street parking too. Pets are allowed with board approval. Call your favorite REALTOR® today to view. Contact your preferred REALTOR to schedule a viewing today.