



**359 Heritage Crescent W
Lethbridge, Alberta**

MLS # A2172457



\$440,000

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,201 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Standard Shaped Lot		

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

Inclusions: Stove, dishwasher, Fridge, washer dryer, A/C

Welcome to Your Dream Home at 359 Heritage Crescent W, the gem of Heritage Heights! Get ready to fall in love with this stunning, meticulously maintained property featuring 4 spacious bedrooms and 3 full baths across a bright and inviting 1,200 square feet! With a brand-new roof (just 3 years old!), a recently replaced hot water tank, and a furnace that has been expertly maintained, this home is ready for your next chapter! Step inside and soak up the natural light pouring in through the large windows, creating a warm and cheerful atmosphere. The master suite is a true oasis, boasting an ensuite bathroom and a fabulous walk-in closet—perfect for all your wardrobe needs! Every inch of this home reflects pride of ownership, from the efficient central air conditioning to the spacious utility room that offers plenty of storage for your treasures. This isn't just a house; it's a place where memories are made and your family can lay down roots. Don't miss your chance to experience all the charm and comfort of 359 Heritage Crescent W. Call your favorite REALTOR® and schedule your showing today!