



**150 Heritage Close W  
Lethbridge, Alberta**

**MLS # A2176953**



**\$495,000**

<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,191 sq.ft.	<b>Age:</b>	1993 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Storage, Vaulted Ceiling(s)		

**Inclusions:** n/a

Welcome to your dream home, a stunning 4-level split that perfectly combines modern upgrades with serene living. Nestled on a quiet street, this beautifully landscaped property features an eco-friendly touch with solar panels that help reduce energy costs. Upon entering, you'll immediately notice the extensive upgrades throughout the home. The spacious and bright living areas are enhanced by modern finishes, creating an inviting atmosphere. The kitchen, designed for both functionality and style, is perfect for family gatherings and entertaining. Step outside to enjoy the meticulously maintained yard, ideal for outdoor activities or simply relaxing in nature. The gas to BBQ makes hosting summer cookouts a breeze, allowing you to enjoy delicious meals in your peaceful garden setting. This home also boasts significant improvements, including a newer roof, a Newer furnace for efficient heating, and a hot water on demand system that guarantees comfort for you and your family at all times. Don't miss this opportunity to own a beautifully upgraded home in a tranquil neighborhood, where you can enjoy both luxury and sustainability. Schedule a viewing with your favourite REALTOR today!