



9, 720 Heritage Boulevard W  
Lethbridge, Alberta

MLS # A2188703



**\$285,000**

<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	778 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Laminate Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 190

**LLD:** -

**Zoning:** R-37

**Utilities:** -

**Inclusions:** N/A

The Perfect Home or Investment Opportunity! This half-duplex condo in a prime West Lethbridge location is packed with potential. Whether you're searching for your next home or an excellent rental property. Two Levels of Comfort: Spacious and functional layout with three generously sized bedrooms and two full bathrooms, offering plenty of room for families or tenants. Cozy Lower Level: A large family rec room on the lower level provides the perfect space for relaxation, entertainment, or additional living options. Outdoor Enjoyment: Step out onto the rear deck, ideal for morning coffee, evening gatherings, or BBQs with friends and family. Off-Street Parking: Convenient off-street parking ensures hassle-free access and added security for vehicles. Just a short stroll to nearby stores, restaurants, parks, and recreational areas. Quick access to Highway 3 makes commuting or getting around the city a breeze. This property is a fantastic rental investment opportunity, with a layout and location that appeal to a wide range of tenants. Its proximity to essential amenities and major routes makes it a highly sought-after choice.