



**109 Heritage Boulevard W  
Lethbridge, Alberta**

**MLS # A2190534**



**\$524,900**

<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,329 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Interior Lot, L		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<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, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Granite Counters, Jetted Tub, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

**Inclusions:** shed

Rare to find such a pristine Bungalow with the bonus of a fully developed, walk out basement AND backs onto Heritage Road Park! These 3 features are hard to come by , so when you find them all in one property you had better Start the Car!!! and take a look!! This home features 2+1 bedrooms, 3 bathrooms, fireplace, Air conditioning, main floor laundry, recent new flooring, nicely updated and walking into this home feels so welcoming !! The yard is something out of Homes & Gardens!! It takes a ton of hours to create an outdoor oasis and sitting above or below either deck or patio has been a favorite feature!! This well maintained, dutch clean home is ready for the next owners to enjoy. When one chapter closes another one opens so be ready to walk through this home and make it your story. This home is ideal for the retiring couple with the visiting grandkids ,enjoying the park while keeping a watch from the deck, patio or kitchen! This Bungalow is a great choice for the empty nesters who do not like the restrictions of condo living. Shingles replaced in 2020.