



**315 Heritage Crescent W
Lethbridge, Alberta**

MLS # A2195179



\$475,000

Division:	Heritage Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,695 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: 2 Sheds, Roll Shutters x4

Spacious 5-Bedroom Home in Heritage Heights – Ideal for Families & Professionals! Nestled in the sought-after Heritage Heights neighborhood, this beautifully designed 5-bedroom, 3.5-bathroom home offers the perfect balance of comfort, convenience, and natural surroundings. Located just minutes from schools, parks, walking paths, and the University of Lethbridge, this home is ideal for families and professionals alike. Step inside to discover a bright and inviting main floor, where soaring ceilings in the living room create a sense of openness, while the kitchen and dining area provide the perfect space for gatherings. Upstairs, the primary suite features a private ensuite and double closets, accompanied by two additional bedrooms and a full bathroom. The fully developed basement expands the home's versatility, offering two more bedrooms, a full bathroom, a spacious recreation room, and extra storage. Outside, enjoy year-round relaxation in the enclosed sunroom or host memorable gatherings on the extended deck overlooking the large backyard. With a double attached garage and an unbeatable location offering easy access to all amenities, this home is a must-see for those looking for space, style, and convenience in Lethbridge!