GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

331 Heritage Crescent W
Lethbridge, Alberta

MLS # A2197498

$380,000

Division:	Heritage Heights
Type:	Residential/House
Style:	4 Level Split
Size:	1,176 sq.ft.
Age:	1993 (32 yrs old)
Beds:	5
Baths:	3
Garage:	Concrete Driveway, Double Garage Attached
Lot Size:	0.15 Acre
Lot Feat:	Irregular Lot, Landscaped, Lawn, No Neighbours Behind

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full, Unfinished	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: n/a

Here is a 4 level split family home formerly custom built by Pohl Homes located in a quiet cul de sac in Heritage Heights. Upon entry you will find the living room complete with maple hardwood floors and vaulted ceiling. The main floor also has a spacious kitchen with the European style cabinets and the dining area big enough for a large table. There are garden doors from the eat in kitchen dining area that lead out to the rear deck. The lot is very spacious and one can imagine a lot of back yard leisure ideas for the future! The upper level you will find 3 bedrooms all on the same floor with a 4 piece main bathroom with skylight, and the Primary bedroom also has a 4 piece bathroom. The 3rd level has a huge family room , 3 piece bathroom and a separate laundry room. The 4th level completes this home with two more bedrooms with closets, a walk in storage space plus the mechanical room. Overall the home is in good condition. No photos will be shown at this time out of respect for the owner. The walls are in good condition, and you can see the home had been well maintained until the last couple of years. The shingles are within 5 to 6 years old. This home must be purchased without conditions and offers may take 3 weeks for a response. Please discuss in detail how to purchase these types of properties with your chosen real estate agent.