



**105 Heritage Circle W  
Lethbridge, Alberta**

**MLS # A2200634**



**\$439,000**

<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,088 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Asphalt

**Foundation:** Poured Concrete

**Features:** Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** None

This thoughtfully designed home offers incredible versatility for your family's needs. With five bedrooms and three full bathrooms, you have the flexibility to create a dedicated home office, a gaming room, or simply enjoy the extra space. The layout includes both an upstairs living area and a spacious downstairs family room, ensuring everyone has their own place to relax and unwind. Located right next to Heritage Circle Park, this home is nestled in a family-friendly neighborhood—an ideal setting to watch your little ones grow. This is the perfect home for your family—don't miss out! Call your favorite realtor today to schedule a viewing.