



**62, 762 Heritage Boulevard W  
Lethbridge, Alberta**

**MLS # A2201211**



**\$279,900**

<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	661 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 310
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	r37
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

This Townhome in Masons Point Landing is a must see! The location is perfect with schools, shopping and recreation all close by. This unit is an end unit which adds to your privacy while enjoying your home. The open floor plan allows for lots of room for relaxing and socializing on the upper floor. The kitchen and the bathroom in this unit have been updated to give a real modern, rich feel to the overall unit. Big window allow for tons of natural sunlight and the front and back decks give great opportunity to take in the fresh air! The lower level provides 3 great sized bedrooms along with a Full Bathroom and Laundry. Don't miss this great opportunity to purchase this affordable unit! Call your favorite Realtor today and book your showing before its gone!