



**35, 762 Heritage Boulevard W
Lethbridge, Alberta**

MLS # A2202248



\$369,900

Division:	Heritage Heights		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,223 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Garage Faces Front, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 315
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, High Ceilings, No Smoking Home		

Inclusions: N/A

Truly One-of-a-Kind! This stunning END unit townhome condo stands in a class of its own, fully modernized with high-end upgrades throughout. Enjoy new flooring, stylish light fixtures, 2 tone cabinets, and beautifully updated bathrooms in both of the ensuites located on the top floor. The renovated kitchen is a showstopper, featuring sleek extended cabinetry, granite countertops, and stainless steel appliances. The open-concept layout includes a spacious dining area with views of the front yard, plus a convenient two-piece bath and laundry. The laundry machines are brand new and installed just this year. The main level is bright and airy, with expansive windows that flood the space with natural light and provide a seamless connection to your private outdoor living area. On the top level, the luxurious primary suite offers a generous layout with room for a cozy sitting area or even a yoga/meditation space. The walk-through closet leads to a gorgeous ensuite with dual sinks and a tiled shower. The third bedroom is located on the lower level and is currently set up as a hobby room. This is an END unit tucked at the back of the complex because of this the home offers extra privacy and minimal traffic—perfect for enjoying summer evenings on your deck. With a low condo fee of just \$315/month and professional management, this gem is in pristine condition and move-in ready. Don't miss your chance to own this exceptional property! Contact your favourite REALTOR® today!