



GRASSROOTS
REALTY GROUP

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18 Heritage Close West Lethbridge, Alberta

MLS # A2203616



\$579,000

Division:	Heritage Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,499 sq.ft.	Age:	1990 (35 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows		
Inclusions:	Airconditioning, North side shed		

Welcome to 18 Heritage Close West, offering over 2,100 sq. ft. of living space across three thoughtfully designed levels, each just a few steps up or down—perfect for ease of movement and privacy. With just under 3,000 sq. ft. of total developed living space, this beautifully crafted 5-bedroom, 3.5-bathroom 4-level front-to-back split home is nestled in the sought-after Heritage Heights neighborhood. Situated on a spacious 6,639 sq. ft. lot, this exquisite property is perfect for large families and offers an ideal blend of comfort, functionality, and style. Step inside to be greeted by an abundance of natural light, freshly painted walls, and a bright open-concept main floor with impressive vaulted ceilings. The upgraded kitchen boasts new granite countertops and appliances, including a dishwasher, electric stove, range hood, microwave, and a fridge/freezer combo. From the dining area, step out onto the deck and enjoy the beautifully landscaped backyard, fully enclosed with a cedar fence for ultimate privacy. The upper level features two spacious bedrooms, a 3-piece bathroom, and the primary suite complete with a 3-piece ensuite and walk-in closet. Only five steps down is the 3rd level which is designed for relaxation, with a cozy family room featuring a gas fireplace, an additional bedroom, and a 3-piece bathroom with a large laundry room. Level 4 offers even more living space with a large rec room, a fifth bedroom, a 2-piece bathroom, and a huge crawlspace for all your storage needs. Outside, this home is loaded with extras, including a heated double-car garage, RV parking pad with alley access, and underground sprinklers for easy lawn maintenance. Don't miss the chance to own this incredible home in one of Lethbridge's most desirable areas. Book your private showing today!

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