



**591 Heritage Boulevard W  
Lethbridge, Alberta**

**MLS # A2203809**



**\$469,900**

<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,284 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, See Remarks		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks, Skylight(s), Storage, Vaulted Ceiling(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Hoodfan, Microwave, Washer, Dryer, Mini Freezer, A/C, Window Coverings, Garage Opener and Remote, Chair Lift in Front Entry, Sump Pump, Valid Policy of Title Insurance, Copy of RPR and LOC dated 2001

Absolutely PRISTINE one owner home that has been marvelously maintained! This brilliant bilevel backs onto sunny Heritage Heights Park, is fully finished, fully fenced, landscaped, and is finally ready for a new owner. Some of the key features are the 3 skylights, open and bright kitchen area with extended peninsula counter, wood floors and natural maple cabinetry, loads of natural light throughout, plus a HUGE family room and a MASSIVE 4th bedroom down. Updates and upgrades include shingles (approx 2015), composite decking front and back (approx 2021), dishwasher (2024), new sump pump and family room carpeting/underlay down (2024), and hot water tank (2025). Roughed in for built-in-vac. You'll appreciate other touches too such as thermostat controlled fireplace, finished garage, ample and clean utility room, and easy-maintenance back yard. The location provides convenient access to shopping, restaurants, Highway 3, and our wonderful coulee trail system. THIS could very well be the "fresh canvas" you've been waiting for!