

**1, 240 Heritage Boulevard W  
Lethbridge, Alberta**

**MLS # A2251373**



**\$479,900**

<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,233 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Mixed

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Open Floorplan, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 475

**LLD:** -

**Zoning:** R-CM-20

**Utilities:** -

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, A/C

Welcome to #1 240 Heritage Blvd W! This adult living community located in Heritage Villas on the westside of Lethbridge is a true gem. With three bedrooms, three bathrooms, and 1,233 of living space, this home has tons of room. The main level features a great living room area with a nice fireplace and a big window to allow plenty of natural light. Moving further in, the kitchen and dining room are perfect for entertaining and for family get-togethers. There's two bedrooms on this level including the primary which is complete with a 3pc ensuite and lots of closet space. Laundry is also located on this level along with access to the garage and the balcony. Downstairs, you have a massive rec room that can be transformed into whatever you need it to be. There's another bedroom on this level and a 4pc bathroom. Lots of storage here as well with a dedicated storage room and plenty of room under the stairs. Don't sleep on this one &mdash; contact your favourite REALTOR&reg; today!