

**468 Heritage Boulevard W
Lethbridge, Alberta**

MLS # A2276387



\$455,000

Division: Heritage Heights

Type: Residential/House

Style: Bi-Level

Size: 1,283 sq.ft. **Age:** 2003 (23 yrs old)

Beds: 4 **Baths:** 3

Garage: Double Garage Attached

Lot Size: 0.12 Acre

Lot Feat: Back Yard, Front Yard, Landscaped, Underground Sprinklers

Heating: Fireplace(s), Forced Air

Water: -

Floors: Carpet, Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stone, Vinyl Siding

Zoning: R-SL

Foundation: Poured Concrete

Utilities: -

Features: High Ceilings, Kitchen Island, Pantry, Skylight(s), Sump Pump(s), Vinyl Windows

Inclusions: UG Sprinklers

Welcome to 468 Heritage Blvd W, a fully finished bi-level home in one of West Lethbridge's most desirable neighbourhoods. Conveniently located close to shopping, restaurants, parks, and schools; this home is perfectly suited for busy families and professionals alike. Featuring 4 bedrooms plus a dedicated office, there's plenty of space for growing families. With three full 4-piece bathrooms, including a private ensuite, comfort and functionality are front and centre. At just under 1,300 sq. ft., this thoughtful and classic layout offers inviting living spaces throughout, complemented by a large covered deck ideal for enjoying Lethbridge's sunny days. No neighbours behind you, just endless coulees and open sky. A move-in-ready home in a fantastic Westside location — this is one you won't want to miss.