

**19 Heritage Lane W  
Lethbridge, Alberta**

**MLS # A2280051**



**\$399,900**

<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** FRIDGE, STOVE, DISHWASHER, CENTRAL AIR CONDITIONER, WASHER/DRYER

"WOW!!! JUST LIKE NEW!!!", and SOLAR PANELS!!!! Fantastic starter home in Heritage Heights. On a quiet street, this Bungalow features a bright, comfortable and functional layout. The main floor consists of a living room, U-shaped kitchen with white cabinetry, dining nook, 2 bedrooms and 2 full baths including ensuite. The lower level is fully developed for additional living space. At the rear of the house you will find a deck for entertaining which opens up to the yard, and back lane. Features include newer paint, flooring, furnace, central air and conditioning.