

**41 Heritage Circle W
Lethbridge, Alberta**

MLS # A2297061



\$479,900

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,172 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Pantry, Storage		

Inclusions: Fridge, stove, dishwasher, washer, dryer, A/C, ug sprinklers, window coverings

Looking for an immaculate home that has been well-kept on the west side? look no further than 41 Heritage Circle W. this bi-level home has 1,172 square feet of living space across its main level. With a beautiful and bright living room as soon as you enter, this will be a great place to entertain. The kitchen and dining room are spacious with plenty of room for the whole family. The main level has three bedrooms, including the primary complete with a 3pc ensuite. Downstairs you have two more bedrooms, a big recreation room, and a utility room with laundry. The double attached garage will be adequate for all of your parking needs along with the parking pad. Out back, you have a big deck that will be perfect for the summer months. Near all the amenities the west side has to offer, this is the ultimate family home. Contact your favourite REALTOR® today!