

**46 Heritage Place W
Lethbridge, Alberta**

MLS # A2297066



\$564,900

Division:	Heritage Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,418 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: N/A

Welcome to this beautifully maintained, custom-built 5-bedroom home nestled in a quiet, well-established neighbourhood where mature surroundings offer a refreshing break from the ordinary. Thoughtfully designed for a growing family, this home features multiple inviting living spaces, incredible storage, and a layout that blends comfort with everyday function. The main floor is warm and welcoming with hardwood flooring, abundant natural light, a stunning stone wood-burning fireplace, and a spacious kitchen with plenty of storage, all leading to a covered deck with a BBQ gas line—perfect for entertaining. The primary suite offers a walk-in closet, relaxing jetted ensuite, and views of the expansive backyard. The walk-out level provides even more room to unwind with a bright family room, gas fireplace, additional bedroom, full bath, and a well-equipped laundry space, while the lower level adds even more flexibility with another bedroom, a versatile flex room, and exceptional storage. Outside, the pie-shaped lot backs onto greenspace and walking paths, offering space, privacy, and endless potential for family enjoyment. This is a home that truly delivers on space, setting, and lifestyle.