



Anne French
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293 Heritage Boulevard W
Lethbridge, Alberta

MLS # A2317103



\$500,000

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,264 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Pantry, Soaking Tub		

Inclusions: Fridge, stove, dishwasher, microwave, deep freeze, washer, dryer, central air conditioner, U/G sprinklers, blinds, pergola, hot tub(AS/IS)

A luxurious bi-level in Heritage Heights - steps from the coulees, a family friendly neighborhood and incredible access to major amenities! This 4 bed, 3 bath home offers all the bells and whistles while still being a great option for a myriad of lifestyles. With vaulted ceilings on the main floor and an upgraded kitchen, this home is inviting, warm and sure to impress! The open concept entertaining area means there is space for large family gatherings, a convenient main floor laundry room makes doing laundry a breeze and with a jetted tub in your primary ensuite, you'll have no problems relaxing after a long day. The basement has a cozy gas fireplace in the family room, well sized bedrooms and highly sought-after storage space. The yard is fenced, landscaped and has alley access, while also hosting a deck and patio with gazebo! Your backyard will enjoy the afternoon sun, while the central air conditioning keeps the house cool!