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93 Heritage Crescent W Lethbridge, Alberta

MLS # A2317590



\$485,000

Division:	Heritage Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,255 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Few Trees, Landscaped, Rectan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Sump Pump(s)		

Inclusions: Fridge, Stove, Hood Fan, Dishwasher, Microwave, Washer, Dryer, All Window Coverings. In Suite: Fridge, Stove, OTR Microwave, TV Wall Mount

Welcome to 93 Heritage Crescent W, a spacious 4-level split offering plenty of room for family living with multiple living areas, generous bedroom sizes, and a practical layout that provides flexibility for multi-generational households. The main floor features a bright living room, a kitchen with white cabinetry, and a dining area with direct access to the upper deck. On the upper level, you'll find 3 spacious bedrooms, including the primary bedroom with a walk-in closet and 4-piece ensuite, along with another 4-piece bathroom. The walkout lower level offers versatile living space, including a large recreation room and a craft area or home office. This level includes direct access to the backyard, a second kitchen, a laundry room with access to the double attached garage, and a separating door that provides additional privacy between the downstairs illegal suite and the upstairs living area. The basement includes a utility room, a den or office space, and an additional large bedroom, creating even more options for guests, family members, or workspace needs. Located in the desirable Heritage Heights neighbourhood, this home is close to schools, parks, walking paths, and other everyday amenities. With its spacious layout, walkout lower level, second kitchen, and family-friendly location, 93 Heritage Crescent W offers a practical and versatile opportunity for a wide range of buyers. Please view the video walkthrough in the links tab or on YouTube by searching for the home address; this is a home you'll want to experience in full.