

**11, 240 Heritage Boulevard W
Lethbridge, Alberta**

MLS # A2318391



\$499,900

Division:	Heritage Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,120 sq.ft.	Age:	1996 (30 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Back Lan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 485
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-CM-20
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener and remote, pool table

This large bungalow offers an exceptional blend of privacy, space, and natural beauty, backing directly onto peaceful green space and sitting just steps from shopping, amenities, and the scenic coulees with their winding walking paths. Inside, you'll find a spacious kitchen with plenty of cabinets and an eating bar, opening to a bright dining area with walk-out access to a private deck — perfect for morning coffee or evening unwinding. The living room is generously sized with plenty of windows that fill the home with natural light, while the huge primary bedroom and convenient main-floor laundry add comfort and practicality. The fully developed lower level features walk-out access, a massive second bedroom, a cozy gas fireplace, a large rec room, and an impressive utility and storage room. A large garage completes the package, making this home an ideal fit for anyone seeking space, serenity, and a truly special location.