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382 Heritage Boulevard W Lethbridge, Alberta

MLS # A2321851



\$549,900

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,451 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: none

Located in desirable Heritage Heights and just a short walk from the coulees, this spacious bi-level offers a rare combination of functionality, updates, and garage space with 2 GARAGES, both an attached double garage and a detached single garage. Inside, you'll immediately appreciate the grand entryway with soaring vaulted ceilings that create an impressive first impression the moment you step through the door. The main level features an open-concept design with vaulted ceilings, abundant natural light, and new vinyl plank flooring throughout the main living areas. The spacious kitchen is well-equipped with stainless steel appliances, a skylight, bar seating, and a large pantry, making it both practical and inviting. Just off the kitchen, the dining area is surrounded by windows and sliding patio doors, creating a bright and welcoming space for everyday living and entertaining. Step outside to a beautifully landscaped backyard filled with mature greenery. Whether you're enjoying summer evenings on the deck, relaxing on the concrete patio, or taking advantage of the detached garage for additional storage, workshop space, or parking, this yard offers plenty of room to enjoy. The main floor is completed by a generous living room overlooking the backyard, two large bedrooms, a full 4-piece bathroom, and the convenience of a dedicated laundry room. Privately situated above the main level, the primary retreat enjoys its own floor and features a walk-in closet along with a spacious ensuite complete with dual vanities and a walk-in shower. The fully developed basement adds even more living space with a massive family room, a large bedroom, another 4-piece bathroom, and an oversized utility room that provides excellent storage options. With recent flooring updates, multiple living spaces, three bathrooms, and three garage bays, this Heritage

Heights home offers the space and flexibility to accommodate a wide variety of lifestyles.