

**59 Heritage Lane W
Lethbridge, Alberta**

MLS # A2324047



\$449,900

Division:	Heritage Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	910 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Garage Heater, Garage door opener and remotes, a/c		

Backing directly onto the coulees with no rear neighbours, this exceptionally well-maintained bi-level offers a rare combination of privacy, mature surroundings, and an unbeatable location in Heritage Heights. Just minutes from the coulee trail system, you'll have nature right outside your back door while still being close to all the amenities the city has to offer. Inside, this spotless home features 4 bedrooms, 2 full bathrooms, vaulted ceilings, new countertops, new flooring, new carpet in the basement, and a fully finished 24' x 24' heated detached garage. Step inside and you'll immediately notice the bright, open feel created by the soaring vaulted ceilings and abundance of natural light pouring in through the large windows. The kitchen has been beautifully updated with brand-new countertops featuring subtle veining that gives the space a timeless, high-end look, while offering plenty of workspace for everyday living. Just off the kitchen, the dining area opens onto the rear deck, creating an easy transition to the backyard where you'll appreciate the low-maintenance landscaping, peaceful coulee views, and direct access to the heated garage. The main floor also features a spacious primary bedroom complete with wall-to-wall closets and a large front-facing window, an additional bedroom, and a well-appointed 4-piece bathroom. Downstairs, the basement has been refreshed with new flooring and carpet and offers two more generously sized bedrooms, another 4-piece bathroom, a spacious family room, and a large laundry room with plenty of additional storage. Clean, move-in ready, and backing one of Lethbridge's most desirable natural landscapes, this is a home that has been meticulously cared for and is ready for its next owners to enjoy.