

**242 Heritage Circle W
Lethbridge, Alberta**

MLS # A2334621



\$619,900

Division:	Heritage Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,833 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Hot Tub, window coverings, shed as is, AC

Nestled in a quiet cul-de-sac, this custom one-owner home offers the ideal setting to raise a family. Spanning three fully finished levels, the functional floor plan features four spacious bedrooms, four bathrooms, and three distinct living areas—giving everyone in the household room to spread out. Built and lovingly maintained by its original owners, the home has been thoughtfully designed to maximize comfort and outdoor enjoyment (there's even a hot tub). The massive 6,000+ square foot lot boasts a walk-out basement and backs directly onto Heritage Circle Park, providing exceptional privacy and great views. Positioned perfectly to shelter the backyard from the harsh afternoon sun and prevailing winds, the outdoor space is an absolute haven for summer relaxation. Complete with a double attached garage, AC, and a driveway equipped with an electrical RV port, this move-in-ready property delivers the total package in a highly desirable neighborhood. Call your REALTOR® today to book a viewing.