

**472 Heritage Boulevard W
Lethbridge, Alberta**

MLS # A2334997



\$489,900

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,085 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air
Floors:	Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Breakfast Bar, Built-in Features

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-SL
Utilities:	-

Inclusions: Refrigerator, stove, hood fan, washer, dryer, A/C, garage door opener with remote(s), garage heater, blinds throughout, U/G sprinklers

Hey YQL! Looking for a move-in-ready family home in a mature neighbourhood with the coulees practically in your backyard? 472 Heritage Blvd welcomes you! This fully developed family home has been well cared for and thoughtfully updated over the years, making it an easy one to settle into. Recent improvements include a newer roof (approx. 8 years old), hot water tank (approx. 7 years old), industrial-grade vinyl flooring, A/C motor, and a garage heater. Step out your back gate and you're just steps from walking paths and the coulees—perfect for getting outside, walking the dog, or winding down on the deck after a long day. You're also within walking distance of schools, parks, shopping, and all the everyday amenities you need. Well maintained, great location, four bedrooms, three bathrooms, fully developed, and plenty of opportunity to make it your own! Do yourself a favour and watch our video, do a drive-by, have that current pre-approval in place, and then get this charmer on your shortlist to see ASAP!