

**263 Heritage Court W
Lethbridge, Alberta**

MLS # A2338680



\$385,000

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,037 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to 263 Heritage Court West, a practical and spacious bi-level offering three bedrooms, two full bathrooms and plenty of room for the family. The main floor features a comfortable living room, a generous dining area and a functional kitchen with ample workspace. Two bedrooms and a four-piece bathroom complete this level. Downstairs, you'll find a large recreation room, a third bedroom, another four-piece bathroom and excellent storage, along with an unfinished room ready for future development. There is also a south facing deck off of the kitchen and a nice sized private yard. This home offers a flexible layout with room to make it your own. Located on a quiet street in Heritage, close to parks, schools, shopping and other west-side amenities.