

**66 Heritage Road W
Lethbridge, Alberta**

MLS # A2339435



\$489,900

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,198 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Landscaped, Low Maintenance L		

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

Features: Ceiling Fan(s), Central Vacuum, High Ceilings, Laminate Counters, Pantry, Quartz Counters, See Remarks, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Refrigerator, Stove, OTR Microwave, Dishwasher, Washer & Dryer, Shed, Central A/C, Central Vacuum, Water Softener, Garage Door Opener and Remots

Located directly across from Heritage Park, this well-maintained bungalow offers a great combination of comfort, updates, and low-maintenance living. Featuring newer flooring and paint throughout. The main floor offers vaulted ceilings and a bright living room with a gas fireplace. The kitchen has been updated with newer countertops and backsplash and includes a dedicated dining area. The primary bedroom has a walk-in closet and private ensuite. An additional bedroom, four-piece bathroom with jetted tub, and convenient laundry closet complete the main level. Downstairs, you'll find a spacious family room with a second gas fireplace, a large third bedroom, three-piece bathroom, and a utility room with additional storage. Outside, enjoy low-maintenance landscaping, irrigated planter boxes, a metal fence, and a covered back deck perfect for relaxing or entertaining. Additional features include a double attached garage, central A/C, central vacuum, and water softener. Located close to shopping, restaurants, schools, and everyday amenities, this home offers a convenient location with everything you need just minutes away!