

**1, 720 Heritage Boulevard W
Lethbridge, Alberta**

MLS # A2342381



\$290,000

Division:	Heritage Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	772 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 214
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, Open Floorplan, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, washer, Dryer all appliances are "as is" as this was a rental

The Perfect Home or Investment Opportunity! This 4-bedroom, 2-bathroom half-duplex condo in a prime West Lethbridge location is packed with potential. Whether you are looking for an affordable first home or an excellent revenue property, this functional layout offers a fantastic foundation and just needs a little TLC to truly shine. The main level features a bright living space and a primary bedroom with its own private balcony—perfect for morning coffee another good sized bedroom and 4 pc bath. The fully developed lower level boasts a massive family recreation room, 2 additional bedrooms, and another 4pc bath offering plenty of space for families or tenants. Dedicated off-street parking accommodates up to 4 vehicles. Walking distance to local shopping, dining, parks, and schools. Quick, seamless access to Highway 3 and the University of Lethbridge makes this an excellent holding property with strong rental demand due to its proximity to essential amenities. Schedule your viewing today!