

6 Heritage Crescent W Lethbridge, Alberta

MLS # A2344798



\$434,900

Division:	Heritage Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,075 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Private, Secluded, See Remarks, Treed		

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

Inclusions: Fridge, Stove, Dishwasher, Hoodfan, Washer, Dryer, Window Coverings, A/C, Garage Opener and Remote

Classy 4 level split with fabulous outdoor living space! From the moment you step into this wonderful home the quality and pride of ownership is evident. Originally built by Pohl Homes with an intelligent and vaulted design that would nicely cater to a young family. But first let's point out the 3 separate patio areas...Out front you have a very private "grotto like" courtyard that is great for diving into a good book. Out back, in the secluded and protected yard, you'll find a spacious patio that caters to BBQ's and firetable chats, and finally a wonderful garden table "room" under the shaded pergola. Many recent improvements including roof shingles, interior paint, HW tank, new carpet upstairs, and fence repainting. Furnace and A/C were replaced in early 2000's. Other notable features include convenient 3rd level laundry, powder bar in primary bedroom, cozy family room with gas fireplace, great storage room, and a 10 foot garage ceiling height. Located on the edge of parks, walking/bike paths, coulee trails, shopping and cafes, and close to schools. Definitely a value packed bundle here! Take the 3D tour by clicking "VIDEOS" below...