

## 18 Heritage Close W Lethbridge, Alberta

**MLS # A2347773**



# \$579,900

|                  |                                                                      |               |                   |
|------------------|----------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Heritage Heights                                                     |               |                   |
| <b>Type:</b>     | Residential/House                                                    |               |                   |
| <b>Style:</b>    | 4 Level Split                                                        |               |                   |
| <b>Size:</b>     | 1,435 sq.ft.                                                         | <b>Age:</b>   | 1990 (36 yrs old) |
| <b>Beds:</b>     | 5                                                                    | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Parking Pad                                  |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                                            |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Private |               |                   |

|                    |                                                               |                   |     |
|--------------------|---------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                       | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Linoleum                                              | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                               | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                          | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco, Wood Frame                                            | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                               | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Central Vacuum, Granite Counters, Kitchen Island, See Remarks |                   |     |

**Inclusions:** N/A

Welcome to this inviting 4-level split in the heart of Heritage Heights, offering over 2100 sq ft of comfortable living space across three levels, plus a fully developed basement with its own bedroom, bath, and games room. The moment you step inside, you're greeted by a spacious open floor plan filled with natural light, creating an easy flow for everyday living and family gatherings. The kitchen features newer granite countertops and opens directly onto a private deck surrounded by mature landscaping perfect for morning coffee or relaxed evenings outdoors. With 5 bedrooms and 3 1/2 baths, there's room for everyone, and thoughtful extras like central air conditioning, a heated double garage, underground sprinklers, and an RV parking pad off the back lane add comfort and convenience. Located close to schools and shopping, this home offers a warm, practical lifestyle in a quiet, established neighbourhood.