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14 Heritage Road W
Lethbridge, Alberta

MLS # A2355900

$465,000

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,246 sq.ft.	**Age:**	1994 (32 yrs old)
Beds:	5	**Baths:**	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Vinyl Siding	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: N/A

Welcome to 14 Heritage Road West! Located directly across from a park in the established neighbourhood of Heritage Heights, this spacious bungalow offers a wonderful combination of location, functionality, and room for the whole family. With approximately 1,258 sq. ft. on the main floor, a fully developed basement, and a double attached garage, there is plenty of space to enjoy. The main level features a comfortable living area, a functional kitchen and dining space, and three bedrooms, including a primary bedroom with its own 3-piece ensuite. The main bathroom adds a little character with its classic clawfoot tub. Downstairs, you'll appreciate the additional living space, including a large family room, media room, two additional bedrooms, and a full 4-piece bathroom. Whether you need space for family, guests, a home office, or hobbies, this home offers plenty of flexibility. Outside, enjoy a fenced yard with a deck, and everything the park across the street provides . Conveniently located near schools, shopping, and West Lethbridge amenities. This is a great opportunity to make a well-located, spacious bungalow your own!

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