

**36, 762 Heritage Boulevard W  
Lethbridge, Alberta**

**MLS # A2207528**



**\$273,900**

<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	661 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Asphalt, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Few Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 315
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-37 Medium Density Resid
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Primary Downstairs, Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Over-the-Range Microwave, Washer, Dryer, TV and Wall Mount in the Living Room.

Are you looking for an affordable home? With easy access to all the amenities West Lethbridge has to offer? Look no further! This 3 bedroom 1.5 bath home is great for students, young families, professionals, first-time buyers and anyone else, looking for a Condo maintained Townhome. This end unit has a generous amount of windows facing both east and west, and has a great interior location within Mason's Point Landing. Enjoy the morning and evening sunshine without the heat of the midday sun. Enjoy shelter from those windy days on either deck depending on the what each day brings. Approaching the home you will notice a large parking pad with plenty of room for 2 vehicles and the east facing deck to enjoy the morning sun. Step inside the soon-to-be-yours home and enjoy the open to above entry with plenty of natural light. Take the steps up to the living room, and picture your friends, family, or guests here, a place to make memories. On the main floor there is a good size half bath for convenience and for guests. The tiled floor sets apart the dining room from the living room with ample room for friends and family. A plus for this floor plan is the spacious 4 appliance kitchen around the corner for those inspired in-house-chefs. Just off the dining room is a large deck, fantastic for BBQing, relaxing in the sun, and eating outdoors. From the deck you can also enjoy a partial view of the shared green space in the centre of the complex. Moving down stairs you will find storage under the stairs, the utility room neatly tucked in a closet, and the laundry as well. With further exploration you'll find two good size bedrooms and a large primary bedroom. The well equipped 4 piece bathroom finishes off this level. Come and see this affordable-fantastic home, in a walkable community, near parks, grocery stores, and much more, with public transit stops

nearby and super easy access to major routes with your own vehicle. Book a showing today! This home won't last long!