

**495 Heritage Boulevard W  
Lethbridge, Alberta**

**MLS # A2172863**



**\$479,000**

<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,033 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, Window Coverings, Hot Tub

Nestled in the welcoming neighborhood of Heritage Heights, this fully developed walk-out bi-level offers fantastic curb appeal and an array of attractive features. With 4 spacious bedrooms and 3 full bathrooms, including a beautiful ensuite in the primary bedroom, this home is perfect for families of all sizes. Both the master bedroom and the second main floor bedroom come equipped with walk-in closets, providing plenty of storage. The home is filled with natural light thanks in part to the skylight on the main floor, creating a bright and inviting atmosphere. The heart of the home is the kitchen, boasting elegant maple cabinetry, which pairs beautifully with the home's stylish tile, hardwood, and carpet flooring. The fully finished walk-out basement is perfect for entertaining, featuring a cozy gas fireplace framed by a stunning brick feature wall. Step outside to the lower patio and enjoy the backyard, complete with off-street parking via a paved back lane, with ample space for a trailer or additional vehicles. Recent updates include a brand-new hot water tank, a roof that is just 1 year old and underground sprinklers. As a bonus, the property comes with a relaxing hot tub for year-round enjoyment. The location is truly exceptional—just a short walk or bike ride to the edge of the coulees, offering breathtaking views of the iconic High Level Bridge and the Old Man River bottom. In addition, the home is conveniently located near all major west side amenities, including schools, parks, and shopping centers, with quick access to the highway for anyone working out of town. With its prime location, thoughtful updates, and abundance of natural beauty, this home offers an incredible opportunity for those looking for comfort, style, and convenience. Schedule a viewing today with your favorite REALTOR®; and make this beautiful house your home.