

**30, 762 Heritage Boulevard W
Lethbridge, Alberta**

MLS # A2181733



\$274,900

Division:	Heritage Heights		
Type:	Residential/Triplex		
Style:	Bi-Level, Side by Side		
Size:	610 sq.ft.	Age:	2005 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Interior Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 315
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Primary Downstairs		

Inclusions: Refrigerator, electric range, microwave hood fan, dishwasher, central A/C, window coverings, washer, dryer

Welcome to this charming end unit townhouse located in the desirable Heritage Heights subdivision on Lethbridge's west side. Perfectly positioned for convenience, you'll love being just moments from shopping, schools, the University, and major roadways for easy commuting. Step inside to discover a thoughtfully designed layout. The upper level is an entertainer's dream, featuring a spacious kitchen, dining area, and living room, complemented by a convenient half bathroom. Enjoy your morning coffee on the inviting front balcony or host summer BBQs on the rear deck with serene green space views - no rear neighbors right on top of you! The lower level offers cozy privacy with three bright bedrooms, a full bathroom, and a dedicated laundry space. Large above-grade windows flood the area with natural light, creating a warm and welcoming atmosphere. This well-maintained home is truly turn-key, offering low-maintenance living with a front parking pad that comfortably accommodates two vehicles. Whether you're looking to simplify your lifestyle or add a reliable property to your investment portfolio, this townhome is a must-see. Don't miss out on this incredible opportunity - call your real estate professional and schedule your viewing today!