

## 34 Heritage Road W Lethbridge, Alberta

MLS # A2163648



# \$449,900

<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,223 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Landscaper		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Jetted Tub, Quartz Counters, Skylight(s)		

**Inclusions:** fridge, stove, washer, dryer, dishwasher, misters on pergola, patio umbrella, all window coverings, a/c unit, garage door opener and remote

This home in Heritage Heights is a gem that beautifully blends comfort with style! With its 4-level split design, it offers ample space for a growing family while maintaining a cozy, inviting atmosphere. The upper level features 3 spacious bedrooms, a half bath en suite and a full bathroom with a jetted tub, perfect for unwinding after a long day. On the main floor, you'll find a generously sized living room, a modern kitchen with a skylight, an updated quartz waterfall countertop, and a dining room that opens up through patio doors to a beautifully landscaped backyard. Floor-to-ceiling windows in the dining room flood the space with natural light and offer a lovely view of the backyard. The third level is designed for relaxation, featuring a cozy family room that's ideal for unwinding, plus a bright and airy fourth bedroom and a 3-piece bath. The basement, which remains open for your imagination, could be transformed into a gym, playroom or home theatre—whatever suits your needs. The exterior of the home is just as impressive. The backyard is meticulously landscaped with quality artificial grass, plenty of trees, two decks, a privacy wall, a pergola with misters and underground sprinklers. You'll also appreciate the double attached garage, newer appliances, and recent renovations that include kitchen updates, bathroom upgrades and new flooring. Situated right across from a park and playground, this home is in a fantastic location for family enjoyment and outdoor activities. With its blend of modern amenities and classic charm, this property is sure to attract interest quickly. Don't miss your chance to make it yours! Contact your favourite REALTOR® to book a showing today.