

\$679,900 - 4 Heritage Point W, Lethbridge

MLS® #A2066675

\$679,900

5 Bedroom, 4.00 Bathroom, 2,819 sqft
Residential on 0.14 Acres

Heritage Heights, Lethbridge, Alberta

LARGE FAMILY HOME WITH PLENTY OF UPGRADES! Fantastically appointed 2 storey home with WALK-OUT BASEMENT on desirable Heritage Point that features more than 4100 square feet of total living space! Freshly painted and move-in ready, this home boasts so many rooms for your family to enjoy. Main floor features tile entry and hardwood flooring. A nice size office with double glass doors is just off the entry. Step into the open main floor plan that features a gourmet kitchen with floor to ceiling Adora cabinets. Kitchen also features granite counters, stainless steel appliances(including double drawer oven & 36 inch wide fridge with interior water feature), large island, & corner pantry. Open living room with tile surround fireplace and custom woodwork mantle. A good size breakfast dinette is also just off the kitchen and features garden doors to the first of two decks out back. Main floor also has a formal dining room beside the living room with another set of garden doors that lead to a 2nd deck! Main floor also features a laundry room, 2 piece bath, and an entrance to the garage. Second level has a large bonus/flex room that is pre-wired for a 7.1 channel surround system and also has a door to close off access and dampen the noise to the hallway and other bedrooms. Great for movie night or the big game on tv! This second level also features 3 bedrooms, including primary bedroom with large 5 pce ensuite that features a tub/shower combo, a nice double vanity, and a walk-in



closet. Enjoy a Southeast view to the coulees from the primary bedroom above the tree tops! Another full bathroom completes the upper level. Walk-Out basement has a large family room, a 4th bedroom, and the option for a 5th bedroom to be added with one wall(which the owner will have built or give you a \$2000 credit on closing for you to complete yourself when you want it done). Basement also has a 3 piece bath with stand up shower, and double doors to the covered patio. Yard is fenced and landscaped and features 2 covered patio areas to enjoy. There is even a separated area for a dog with a gate, or you can remove the gate if you wish. Garage is insulated and is 22 x 26. This location is just a short walk to the coulees and Heritage Point Park. Home has convenience of central a/c. Move in and enjoy! Dare to compare for the dollar per square foot price on this large two storey home!

Built in 2007

Essential Information

MLS® #	A2066675
Price	\$679,900
Sold Price	\$660,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,819
Acres	0.14
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4 Heritage Point W
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Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7Z4

Amenities

Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Garage Door Opener, Insulated

Interior

Interior Features	Chandelier, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Landscaped, Standard Shaped Lot
Roof	Shake
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2023
Date Sold	October 30th, 2023
Days on Market	104
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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