

\$610,000 - 96 Heritage Circle W, Lethbridge

MLS® #A2140103

\$610,000

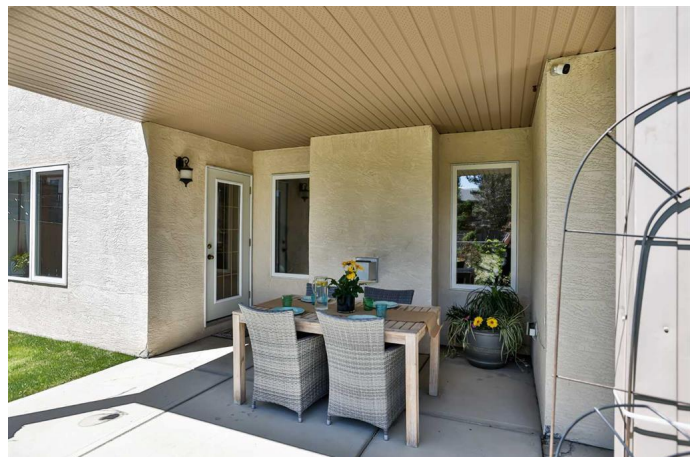
6 Bedroom, 3.00 Bathroom, 1,600 sqft
Residential on 0.16 Acres

Heritage Heights, Lethbridge, Alberta

Welcome to 96 Heritage Circle – a home that's sure to sell quickly! This expansive 1,627-square-foot bungalow features six generous bedrooms and three full bathrooms, ideal for large families or anyone who enjoys ample space. The primary bedroom, located at the rear of the house, includes a luxurious five-piece ensuite. At the front, a bedroom currently serving as an office boasts a newly installed large window that fills the room with natural light. A full bath conveniently separates this room from another spare bedroom, making it an excellent setup for young children or those who work from home.

The stunning backyard stretches 96 feet wide, giving you the feeling of being in a private park. It's complete with a serene waterfall, a charming pergola area, and picturesque views down a lush green strip. The interior features high vaulted ceilings and freshly painted walls, with a walkout basement that ensures plenty of natural light floods the home, especially since it backs south.

This meticulously maintained home exudes warmth and care from the moment you step inside. The main floor showcases an open-concept design with high vaulted ceilings and beautiful herringbone hardwood floors. Off



the dining room, a massive deck wraps around the back of the home, equipped with a rough-in for a gas line “ and the barbecue stays! This expansive deck is perfect for summer barbecues or early morning cups of coffee, enjoying the park views.

Situated in a premium lot and location, the home is nestled in a quiet cul-de-sac.

Convenience is key with a main-floor laundry room complete with cabinetry and space for an ironing board “ no more trips to the basement for laundry! The exterior of the home has been recently updated with a new front door, a freshly painted garage door, and additional stonework. The front also features extensive concrete, perfect for parking an RV.

Additional upgrades include a Beehive-operated sprinkler system, updated pot lights and fixtures controlled via an app that can change colors inside and out, a new hot water tank installed in 2024, a new 30-year asphalt shingle roof installed in 2021, and freshly cleaned ducts, dryer, and fireplace. All appliances were updated in 2017, including the washer and dryer.

Don't miss the opportunity to view this exceptional home “ it truly is a rare find!

Built in 2003

Essential Information

MLS® #	A2140103
Price	\$610,000
Sold Price	\$600,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,600
Acres	0.16
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	96 Heritage Circle W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7T3

Amenities

Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	Bidet, Central Vacuum, Crown Molding, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Humidifier, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line, Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Yard, Lawn, Garden, No Neighbours Behind, Landscaped, Street Lighting, Underground Sprinklers, Private, Waterfall
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 17th, 2024
Date Sold	July 5th, 2024
Days on Market	18
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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