

\$439,900 - 30 Heritage Crescent W, Lethbridge

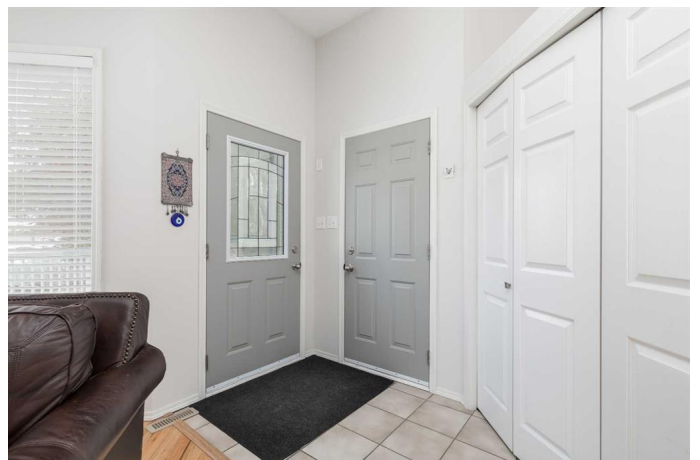
MLS® #A2143142

\$439,900

3 Bedroom, 3.00 Bathroom, 1,246 sqft
Residential on 0.10 Acres

Heritage Heights, Lethbridge, Alberta

Welcome to 30 Heritage Cres W, a stunning, MOVE-IN ready family home and almost all of the furniture can be included! This immaculately maintained residence features hardwood and tile flooring throughout, complemented by quartz counters in the kitchen and bathrooms. Vaulted ceilings soar throughout the main floor, enhancing the sense of space and airiness. Walking into the home you are welcomed by the inviting front living room that is the perfect place for drinking a coffee or tea in the morning or relaxing with a book in the evening. The heart of the home, the kitchen, boasts natural light streaming through a skylight and the large picture window from the dining room. Step outside onto the expansive composite deck patio, perfect for entertaining or enjoying peaceful evenings outdoors. The upper level is designed for relaxation and privacy, with a dual closet in the primary bedroom and a 4-piece ensuite featuring dual vanity sinks. Two additional bedrooms share a well-appointed 4-piece main bathroom. The stairs down from the kitchen lead to a spacious family room where a gas fireplace creates a cozy ambiance. Adjacent to the family room on the third level is a convenient dry bar, ideal for entertaining guests. A practical 3-piece bathroom on the third level is combined with the laundry room. The lower level features a fourth bedroom, perfect for guests or a home office, along with ample storage space and the furnace room. Additional features include



central AC, central vacuum with attachments, ensuring effortless maintenance, and a beautiful backyard with a full vegetable garden along with a BBQ that stays. A double attached garage, insulated and painted, offers convenience and ample storage. And with the potential to have nearly all of the furniture and decor be included this makes for a perfect home option for anyone moving from out of province or who want immediate short term rental income. A 6 minute drive to the university, 1 minute to groceries, banking, dining, and more. Call your agent today to book a private viewing and don't miss your chance to make 30 Heritage Cres W your new address!

Built in 1993

Essential Information

MLS® #	A2143142
Price	\$439,900
Sold Price	\$435,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,246
Acres	0.10
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	30 Heritage Crescent W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta

Postal Code	T1K 6S3
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Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Ceiling Fan(s), Central Vacuum, Vaulted Ceiling(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Standard Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 24th, 2024
Date Sold	July 31st, 2024
Days on Market	37
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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