

\$449,900 - 34 Heritage Road W, Lethbridge

MLS® #A2163648

\$449,900

4 Bedroom, 3.00 Bathroom, 1,223 sqft

Residential on 0.10 Acres

Heritage Heights, Lethbridge, Alberta

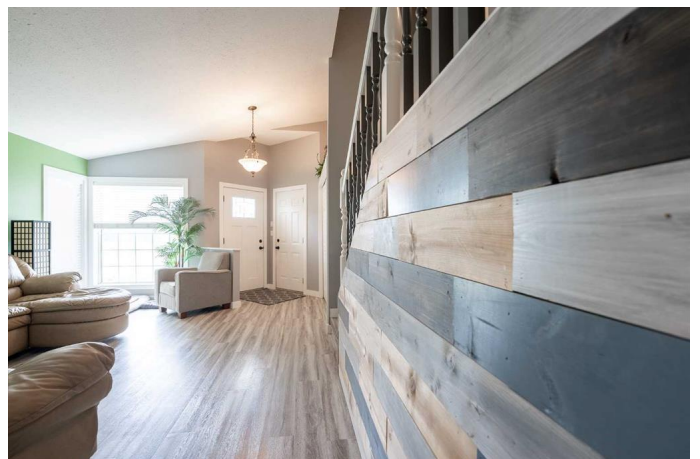
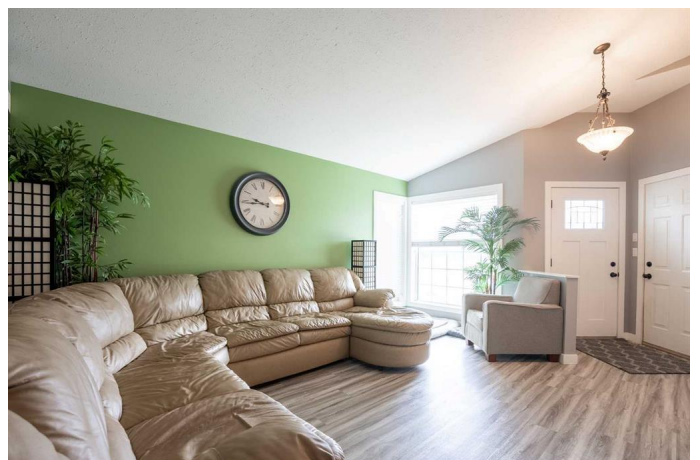
This home in Heritage Heights is a gem that beautifully blends comfort with style! With its 4-level split design, it offers ample space for a growing family while maintaining a cozy, inviting atmosphere.

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. Donâ€™t miss your chance to make it yours! Contact your favourite REALTOR® to book a showing today.

Built in 1994

Essential Information

MLS® #	A2163648
Price	\$449,900
Sold Price	\$442,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,223
Acres	0.10
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	34 Heritage Road W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6T8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Jetted Tub, Quartz Counters, Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Underground Sprinklers, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	September 23rd, 2024
Days on Market	17
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty of Canada
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