

**315 Heritage Crescent W  
Lethbridge, Alberta**

**MLS # A2167260**



**\$485,000**

<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,694 sq.ft.	<b>Age:</b>	1992 (32 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** Roll Shutters x4, Sheds x2

Located in the desirable Heritage Heights neighborhood, this spacious 5-bedroom, 3.5-bathroom home offers a perfect blend of convenience, comfort, and natural beauty. Close to schools, parks, walking paths, and the University of Lethbridge, it's ideal for families and professionals. The home features a double attached garage, a large backyard with an enclosed sunroom, and an extended deck, perfect for year-round enjoyment and outdoor gatherings. Inside, the main floor boasts high ceilings in the living room, while the kitchen and dining area create a warm, inviting space for entertaining. Upstairs, the primary bedroom offers an ensuite and double closets, with two additional bedrooms and another full bathroom. The fully developed basement adds versatility, featuring two more bedrooms, a bathroom, a recreation room, and extra storage. With its prime location and generous space, this home offers modern living with easy access to everything the city has to offer.