



Anne French
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315 Heritage Crescent W
Lethbridge, Alberta

MLS # A2167260



\$485,000

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

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