

**224 Heritage Boulevard W  
Lethbridge, Alberta**

**MLS # A2169521**



**\$479,900**

<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,521 sq.ft.	<b>Age:</b>	1993 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Open Floorplan, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Hood Fan, Washer/Dryer, Central AC, Garage Door Opener and Remote, All Window coverings, Central Vac & Attachments

Welcome to this spacious and well-designed 4-level split home at 224 Heritage Blvd W, boasting 1,521 sqft of living space above grade and a fully finished 3rd and 4th basement levels. With 4 bedrooms and 3 full bathrooms, this home offers ample space for families. The main floor impresses with its vaulted ceilings and formal living and dining areas, perfect for hosting gatherings. The kitchen is beautifully appointed, complete with a breakfast nook that opens to a covered deck, ideal for enjoying your morning coffee. Upstairs, you'll find three generously-sized bedrooms, including the primary suite. The primary bedroom features a walk-in closet and a full ensuite. The 3rd level provides a cozy family room with a gas fireplace, a walk-up entry, a 4th bedroom, a full bathroom, and a convenient laundry room. The fully finished basement on the 4th level includes a large rec room and a utility room that also serves as extra storage space. This home offers modern updates, including new countertops, sinks, fixtures, and a stylish backsplash. The roof is equipped with durable rubber shingles, and there are two skylights on the main floor, filling the home with natural light. Rear-facing windows are fitted with Peka-roll shutters for added privacy and energy efficiency. Step outside to enjoy the beautifully landscaped backyard, which backs onto green space and a walking path that leads to the nearby coulee. Additional features include a double attached garage, newer hot water tank, and gas fireplace on the third level. This home is a perfect blend of comfort, style, and location!