

**37 Heritage Boulevard W  
Lethbridge, Alberta**

**MLS # A2186024**



**\$539,900**

<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,791 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Standard Shaped Lot		

<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** Fridge, Stove, Dishwasher, Hood, Washer/Dryer, Garage Opener w/remote

Looking for a home that feels brand new but has the mature yard you've always wanted? Look no further, you've found it with this freshly renovated 5 bedroom, 3 1/2 bath home in the coveted neighbourhood of heritage heights. The list of updates is too long to mention here, you need to see it for yourself. A few of the major items include; all new flooring throughout, freshly painted, quartz countertops, all new plumbing fixtures and water lines, central A/C, the list goes on and on. Three separate living spaces and a gas fireplace give you all the room you want for family and entertaining. A large yard with brand new deck and RV parking as well as a freshly painted bright attached double garage offer versatility for a growing family, or growing hobbies. Call your favourite REALTOR®; and come take a look at this beautiful home today!