

**121 Heritage Circle W
Lethbridge, Alberta**

MLS # A2197218



\$439,900

Division:	Heritage Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,138 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Sump Pump(s), Vinyl Windows		

Inclusions: Garage Door Opener plus Remote, Blinds

Welcome to this lovely 3 + 1 bedroom, 3-bathroom home in the highly sought-after neighborhood of Heritage Heights. Perfect for growing families, this home offers spacious living, comfort, and fantastic outdoor features. Key Features: Large Primary Bedroom with a private 3-piece ensuite, offering a peaceful retreat at the end of each day. Spacious family room with a cozy gas fireplace, ideal for relaxing and entertaining guests. Modern kitchen and dining area with ample space for family meals and gatherings. Newer washer and dryer for added convenience and efficiency. Brand-new roof installed in 2023, offering peace of mind and long-term durability. Bonus room/4th bedroom for flexible use as a home office, guest room, or hobby space. Outdoor Living: Tiered Deck great for outdoor entertaining or enjoying quiet evenings. Covered courtyard provides a cozy outdoor space, rain or shine. Alley access for added privacy and convenience of RV storage. Double-attached garage to protect your vehicles from the elements. Located just minutes from coulee trails, shopping, schools, restaurants, and essential personal services, this home offers both tranquility and accessibility. Don't miss the chance to make this property your own – schedule a showing with your REALTOR® today!