

221 Heritage Crescent W Lethbridge, Alberta

MLS # A2206123



\$479,900

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|------------------|------------------------|---------------|-------------------|
| Division: | Heritage Heights | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,073 sq.ft. | Age: | 1995 (30 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Corner Lot | | |

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|--------------------|--|-------------------|-----|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Sump Pump(s), Vinyl Windows | | |
| Inclusions: | Fridge in garage, moveable kitchen island, work bench in garage, garage door opener and one remote | | |

Your Perfect Home Awaits in Heritage Heights! Step into comfort, style, and functionality with this beautifully updated 4-bedroom, 3-bathroom bi-level home nestled in the heart of the sought-after Heritage Heights community. Boasting 1,900 sq. ft. of bright, welcoming living space, this home offers the ideal balance of warmth, elegance, and practicality for families, professionals, or retirees alike. From the moment you enter, you'll be captivated by sun-soaked rooms, open-concept living, and a layout designed to bring people together. Whether you're hosting guests, raising a family, or simply enjoying a quiet evening by the cozy gas fireplace, this home makes everyday living feel extraordinary. Recent updates include air conditioning, hot water tank, modern flooring, appliances, fresh paint, and durable asphalt shingles—so you can move in worry-free and start enjoying your new space right away. From this quiet crescent you are minutes from top-rated schools, restaurants, and grocery stores, you'll love the convenience of urban living while still being just steps away from serene walking paths, the scenic coulee, and biking trails. Need a home office or space for hobbies? The versatile lower level has you covered. Whether you're upsizing, rightsizing, or just searching for that special place to call home—this is it. Don't wait—contact your REALTOR® today to book a private showing and experience everything this exceptional home has to offer!