

727 Heritage Boulevard W  
Lethbridge, Alberta

MLS # A2241754



**\$450,000**

<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,067 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, 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>	Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Vaulted Ceiling(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Dryer, Washer, A/C, Deck Umbrella, Planter Box, Ceiling Fan Remote x2, Central Vacuum and Hose, hanging exterior, Christmas lights

Welcome to this beautifully updated 3-bedroom, 3-bathroom home offering 1,066 square feet of smart, functional living space with modern upgrades throughout. Step inside to discover a bright main floor featuring PVC windows, an open living and dining area, pantry, and updated light fixtures. The primary bedroom includes a full ensuite, walk-in closet, a second closet space. Additionally on the main level is a second bedroom and full bathroom. Downstairs, you'll find a spacious living room, a third bedroom, another full bathroom, and a generous storage room, offering plenty of flexibility for guests, hobbies, or a home office. Enjoy year-round comfort with a furnace and heat pump (3 years old, under 10-year warranty), central vac, and a 3-year-old hot water tank. The heated double garage is a great bonus for a family home, and recent additions like a new sump pump and modern appliances (stove, fridge, dishwasher all 3 years old) make this home feel fresh and functional. Outside, the southwest-facing back deck is perfect for evening relaxation, while a mature little leaf linden tree in the front yard provides beauty and natural privacy. Don't miss this opportunity to own a thoughtfully updated home in a quiet, family-friendly neighbourhood. Call your REALTOR today to book a showing!