

**39, 762 Heritage Boulevard W  
Lethbridge, Alberta**

**MLS # A2247414**



# \$344,900

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Inclusions:** N/A

**Division:** Heritage Heights

**Type:** Residential/Triplex

**Style:** 5 Level Split

**Size:** 1,220 sq.ft. **Age:** 2005 (21 yrs old)

**Beds:** 3 **Baths:** 2 full / 1 half

**Garage:** Single Garage Attached

**Lot Size:** 0.05 Acre

**Lot Feat:** No Neighbours Behind

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 315

**LLD:** -

**Zoning:** R-37

**Utilities:** -

Welcome to this 1,335 sq. ft. multi-level condo, offering a unique and functional layout perfect for first-time homeowners or investors looking for a rental property. With up to two pets allowed (with board approval), this home combines comfort, style, and flexibility. As you enter, you're welcomed by a bright foyer with access to your 11' x 19' attached garage, providing both convenience and extra storage. Heading up to the next level, you'll find a spacious living room with plenty of natural light ideal for relaxing or entertaining. From here, step up to the heart of the home, a bright kitchen and dining area that overlooks the living room below, creating an open, connected feel. This level also includes a half bathroom combined with in-suite laundry for everyday convenience. On the upper level, you'll discover three bedrooms, including a generous primary suite with a private ensuite, plus a second full bathroom to serve the other bedrooms. The basement offers a flexible, open space ready for a rec room, games area, or home gym, the choice is yours. Don't miss out on this affordable opportunity!