

39, 762 Heritage Boulevard W  
Lethbridge, Alberta

MLS # A2247414

**\$344,900**



<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,220 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 315
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-37
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	N/A		

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!