

35, 762 Heritage Boulevard W
Lethbridge, Alberta

MLS # A2276274



\$360,000

Division:	Heritage Heights		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,228 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 336
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, Storage		

Inclusions: Oven, dishwasher, gas cooktop, fridge x2, washer, dryer, microwave, window coverings, cabinets/drawers in the garage

Looking for a great home on the west side in an amazing location? Look no further than #35 762 Heritage Blvd W. This end unit town home is spread across five different levels and boasts 1,228 square feet of living space above grade, plus basement. This home has seen plenty of great renos over the past few years and is nice and bright on all levels. The attached single garage is accessible from the foyer, and the family room is in the basement, which has potential as a 3rd bedroom. Moving upstairs, the first level is a nice and spacious area for a living room that will be nice and cozy for family movie nights. The living room is a nice and bright room with high ceilings and almost floor-to-ceiling windows. The next level up is where you will find the kitchen with granite countertops and stainless steel appliances, as well as the dining room. There's also a 2pc bathroom on this level that has laundry within. The top level is where you will find two bedrooms that each have a 4pc bathroom. The oversized primary bedroom also has a walk-through closet and has plenty of space for seating, a workout or yoga area, as well as sunset views. The ensuite in the primary bedroom also has double sinks! Out on the deck, it's east-facing so you have wind protection and a gas BBQ hook-up. Being an end unit, there's plenty of privacy with a large yard. Don't miss out — contact your favourite REALTOR® today!