



**46 Heritage Crescent W
Lethbridge, Alberta**

MLS # A2281440



\$439,900

Division: Heritage Heights

Type: Residential/House

Style: Bi-Level

Size: 1,165 sq.ft. **Age:** 1993 (33 yrs old)

Beds: 4 **Baths:** 3

Garage: Single Garage Attached

Lot Size: 0.10 Acre

Lot Feat: Back Yard

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Mixed

Zoning: R-L

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar

Inclusions: N/A

Welcome to this well-maintained bi-level home located in the desirable Heritage neighbourhood, conveniently close to shopping, schools, and parks. The main floor offers three bedrooms, a bright south-facing living room, and a functional kitchen with ample cabinetry and an eating bar—ideal for everyday living. The fully developed basement features a spacious family room with large windows, an additional bedroom, and a versatile bonus room that can easily serve as a home office, hobby room, or personal retreat. Recent updates include new flooring, pot lights throughout, updated baseboards, a new refrigerator and dishwasher, and a newly built deck—adding both comfort and value to this move-in-ready home.