

**94 Heritage Court W
Lethbridge, Alberta****MLS # A2250437****\$449,000**

Division:	Heritage Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	914 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Heated Garage, Off Street, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn		

Heating:	Forced Air
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	High Ceilings, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Fridge, Stove, Microwave, Dishwasher, Garburator, Garage Heater, Cabinet on Main Floor, Central A/C, Hot Tub, Hood Fan, Underground Sprinklers, Shed (As Is) , Garage Door Opener and Remote, All Window Coverings

This fully developed four level split offers exceptional space and functionality, featuring 3 bedrooms (2 with walk-in closets), 2 full bathrooms, and a heated single attached garage. The main level impresses with vaulted ceilings and an open-concept layout that seamlessly connects the living room, dining area, and kitchen which is perfect for entertaining. Patio doors lead to a private, well-sized backyard complete with a patio, hot tub, underground sprinklers, and gorgeous landscaping. Upstairs, you'll find the spacious primary bedroom, a second bedroom, and a 4-piece bathroom with a relaxing jetted tub. The lower level offers a large rec room with ample storage, while the basement includes the third bedroom, a 3-piece bathroom, laundry area, and even more storage space. This home blends comfort and practicality in a sought-after neighborhood. You don't want to miss out on this one!