

# **\$380,000 - 331 Heritage Crescent W, Lethbridge**

MLS® #A2197498

**\$380,000**

5 Bedroom, 3.00 Bathroom, 1,176 sqft

Residential on 0.15 Acres

Heritage Heights, Lethbridge, Alberta

Here is a 4 level split family home formerly custom built by Pohl Homes located in a quiet cul de sac in Heritage Heights. Upon entry you will find the living room complete with maple hardwood floors and vaulted ceiling. The main floor also has a spacious kitchen with the European style cabinets and the dining area big enough for a large table. There are garden doors from the eat in kitchen dining area that lead out to the rear deck. The lot is very spacious and one can imagine a lot of back yard leisure ideas for the future! The upper level you will find 3 bedrooms all on the same floor with a 4 piece main bathroom with skylight, and the Primary bedroom also has a 4 piece bathroom. The 3rd level has a huge family room , 3 piece bathroom and a separate laundry room. The 4th level completes this home with two more bedrooms with closets, a walk in storage space plus the mechanical room. Overall the home is in good condition. No photos will be shown at this time out of respect for the owner. The walls are in good condition, and you can see the home had been well maintained until the last couple of years. The shingles are within 5 to 6 years old. This home must be purchased without conditions and offers may take 3 weeks for a response. Please discuss in detail how to purchase these types of properties with your chosen real estate agent.

Built in 1993



## Essential Information

MLS® #	A2197498
Price	\$380,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,176
Acres	0.15
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	331 Heritage Crescent W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6V9

## Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Irregular Lot, Landscaped, Lawn, No Neighbours Behind
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 26th, 2025
Days on Market	50
Zoning	R-L

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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