



39, 762 Heritage Boulevard W, Lethbridge, Alberta - \$349,900



Main Photo

Property Description

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!

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