

368 Heritage Crescent W Lethbridge, Alberta

MLS # A2228732



\$475,000

Division:	Heritage Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,033 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Front Drive, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Pantry, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, OTR microwave, dishwasher, washer/dryer, window hardware/coverings, garage door opener & remote, ceiling fan(s), bathroom mirrors, TV wall mount with bracket, small freezer & shelves in laundry room

How this home is still on the market is a mystery. Tucked into the well-loved Heritage neighbourhood—where properties rarely stay available for long—this four-level split feels like it was made for growing families. With nearly 1,800 square feet of thoughtfully designed space, a big backyard, and updates throughout, it's the kind of home that welcomes you in and makes you want to stay awhile. From the street, the charm is undeniable. The front yard blooms with flower gardens, while a mature apple tree and lilac bush stand as living reminders of the seasons. In the back, the yard opens wide—perfect for summer barbecues, a soccer net, or simply relaxing. Step inside, and maple hardwood floors guide you through a bright, inviting main level. The kitchen is both beautiful and functional, with granite countertops, a fresh backsplash, a brand-new range-top microwave, and a breakfast bar where mornings begin over coffee and toast. The adjoining dining area flows into a cozy living room, anchored by a wood-burning fireplace with a gas igniter—ready to set the scene for winter evenings and holiday gatherings. Upstairs and down, the home offers four bedrooms, smartly arranged to give everyone their own space. The bathrooms—three in total—have all been stylishly renovated with granite, tile, and modern vanities, blending contemporary design with everyday comfort. The primary suite even includes its own ensuite and walk-in closet, giving you a private retreat at the end of the day. And then there's the neighborhood itself—quiet, friendly, and walkable. Schools, parks, groceries, and restaurants are all just steps away, with University Drive close enough to make commuting across the city a breeze. Add in the peace of mind of a brand-new roof, a double attached garage, and plenty of storage

throughout, and you start to wonder: how has no one claimed this place yet? Because this isn't just a house—it's the backdrop for the next chapter of someone's story. Maybe yours.