

**5 Heather Road N**  
**Lethbridge, Alberta**

**MLS # A2206709**



**\$379,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Park Meadows   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 4 Level Split  |               |                   |
| <b>Size:</b>     | 1,530 sq.ft.   | <b>Age:</b>   | 1974 (51 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Concrete Driveway, Converted Garage, Off Street, Parking Pad |               |                   |
| <b>Lot Size:</b> | 0.15 Acre  |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Landscaped                                       |               |                   |

|                    |                         |                   |     |
|--------------------|-------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Linoleum        | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full          | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Stucco           | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Dry Bar, Wet Bar        |                   |     |

**Inclusions:** SOLD "AS IS, WHERE IS". Schedule "A" attached forms part of this offer.

This 4 Level split is a must see! Over 2400 square feet of total living space including attached single garage converted into a sunken dining room. Featuring 3 large bedrooms, 3 full bathrooms, kitchen with dinette and formal dining room, large living room, lower level family room with wood burning fireplace and wet bar, large rec room with dry bar, and laundry/utility room with tons of storage. You will love the 6485 sqft corner lot with low maintenance landscaping featuring a custom waterfall/pond, and huge storage shed that could easily be used as a outside workshop.