

\$348,900 - 57, 762 Heritage Boulevard W, Lethbridge

MLS® #A2245894

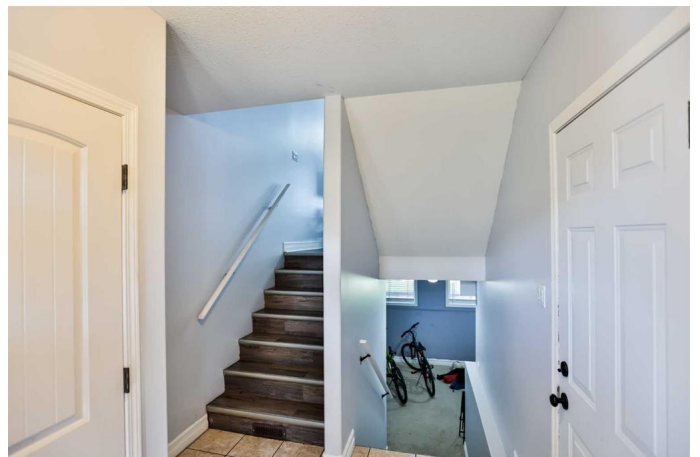
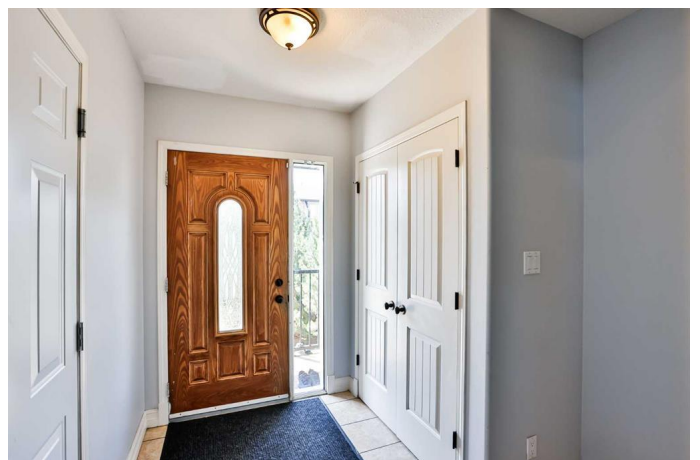
\$348,900

3 Bedroom, 3.00 Bathroom, 1,233 sqft

Residential on 0.04 Acres

Heritage Heights, Lethbridge, Alberta

Experience comfortable and well-planned living in this attractive three-bedroom condo located in sought-after Heritage Heights on Lethbridge's westside. A spacious front foyer welcomes you up to a bright main floor where the living room features large windows that flood the space with natural light and frame beautiful coulee views. Just off the living area, enjoy a large, covered deck—ideal for relaxing or hosting guests. The kitchen includes a decorative pass-through to the living room, giving it an open feel, while the nearby dining space is conveniently located next to a two-piece bath and laundry room. Upstairs, you'll find two generous secondary bedrooms, a full bath, and a primary retreat with its own walk-in closet and private ensuite. The finished basement adds a nice family room and extra storage space. A single attached garage completes the package. Set in a well-cared-for complex with close proximity to westside conveniences—Tim's, shops, dining, banking, and beautiful walking and cycling trails.



Built in 2005

Essential Information

MLS® # A2245894

Price \$348,900

Bedrooms 3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,233
Acres	0.04
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	57, 762 Heritage Boulevard W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 1L5

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	High Ceilings, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2025
Days on Market	57
Zoning	R-37

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.