

# \$495,000 - 101 Heritage Boulevard W, Lethbridge

MLS® #A2224051

**\$495,000**

4 Bedroom, 3.00 Bathroom, 1,279 sqft  
Residential on 0.11 Acres

Heritage Heights, Lethbridge, Alberta

Welcome to this beautifully maintained bungalow in the highly sought-after, quiet, and established neighbourhood of Heritage Heights. Backing directly onto Heritage Road Park, this home offers peaceful green space views from your deck and direct access to walking paths and nature right from your backyard.

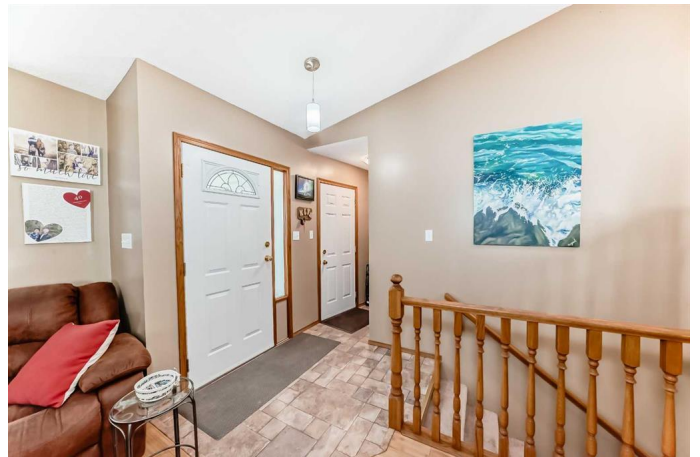
Step inside to discover a bright and inviting layout with many updates throughout, including most windows and a modernized kitchen perfect for family living and entertaining. The main floor offers vaulted ceilings, three bedrooms, including a primary suite with its own private ensuite, and a full main bathroom. There is upstairs laundry potential.

Downstairs, the almost finished walk-out basement adds even more living space, featuring a fourth bedroom, a third full bathroom, and a generous unfinished storage room that has the potential to be converted into a fifth bedroom if desired.

An attached garage provides year-round convenience, and the peaceful subdivision of Heritage Heights make this an ideal setting for families, retirees, or anyone looking for tranquility close to many amenities.

Don't miss your opportunity to own a home in one of Lethbridge's most desirable neighbourhoods!

Built in 1992



## Essential Information

MLS® #	A2224051
Price	\$495,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,279
Acres	0.11
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	101 Heritage Boulevard W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K6T8

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, No Smoking Home, Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Full, Walk-Out

**Exterior**

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, City Lot, Front Yard, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	19
Zoning	R-L

**Listing Details**

Listing Office	Royal Lepage South Country - Lethbridge
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