

# \$359,800 - 51, 762 Heritage Boulevard W, Lethbridge

MLS® #A2227146

**\$359,800**

3 Bedroom, 3.00 Bathroom, 1,362 sqft

Residential on 0.00 Acres

Heritage Heights, Lethbridge, Alberta

Vacant and ready for quick possession! This 3-bedroom, 3-bathroom end-unit condo in Heritage offers great value. Located within walking distance to many amenities, it features an excellent multi-level floor plan and an attached garage with an extra parking pad.

The entryway leads to a lower-level family room with storage and utility access. The main level boasts vaulted ceilings and access to a private deck. A few steps up, you'll find the kitchen, a half bath, and laundry. The top level includes three bedrooms and two full bathrooms, with the primary suite offering a walk-in closet and ensuite.

Recent updates include (new flooring, stove, fridge, and dishwasher)(1 year). Contact your favourite REALTOR® to book a showing today!

Built in 2005

## Essential Information

MLS® #	A2227146
Price	\$359,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,362



Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

### Community Information

Address	51, 762 Heritage Boulevard W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 1L3

### Amenities

Amenities	Snow Removal, Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 8th, 2025
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Days on Market	43
Zoning	R-37

## **Listing Details**

Listing Office	Maxwell Devonshire Realty
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