

\$434,900 - 89 Heritage Boulevard W, Lethbridge

MLS® #A2080166

\$434,900

5 Bedroom, 3.00 Bathroom, 1,384 sqft
Residential on 0.11 Acres

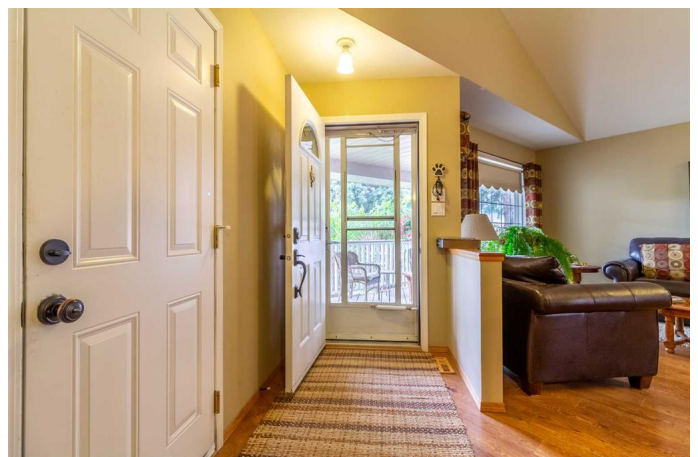
Heritage Heights, Lethbridge, Alberta

Walk-out bungalow backing onto a park! Stylish, one owner home that was definitely designed for enjoying life with family and friends. Featuring a total of 5 bedrooms, 3 bathrooms, soaring ceilings, front verandah, and oversized rear deck. It has been well maintained and updated as needed over the years. Major updates about 12-14 years ago include granite countertops, laminate flooring, high efficiency furnace, hot water tank, a/c, and shingles. Quality maple kitchen cabinets that have stood the test of time. The backyard is very private with the established trees and shrubbery and wonderfully open Heritage Road Park right out your back gate. But arguably the most exciting feature is the wide-span walk-out lower level with wet bar, gas fireplace, and a wall of windows looking out onto that outdoor living space. Garage is insulated and drywalled and is perfect for a vehicle and storage. Hidden bonus...the south facing driveway melts nicely in the winter sunshine. Be sure to discover this Heritage Heights jewel today!

Built in 1992

Essential Information

MLS® #	A2080166
Price	\$434,900
Sold Price	\$426,000
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	1,384
Acres	0.11
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	89 Heritage Boulevard W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6T8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, Pantry, Recessed Lighting, See Remarks, Storage, Track Lighting, Vaulted Ceiling(s), Wood Windows
Appliances	See Remarks
Heating	High Efficiency, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas, Mantle
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Lighting, Playground, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Many Trees, Private, See Remarks, Treed

Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete, See Remarks

Additional Information

Date Listed	September 19th, 2023
Date Sold	November 1st, 2023
Days on Market	43
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage South Country - Lethbridge
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