

\$515,000 - 21, 240 Heritage Boulevard W, Lethbridge

MLS® #A2081125

\$515,000

2 Bedroom, 3.00 Bathroom, 1,354 sqft

Residential on 0.13 Acres

Heritage Heights, Lethbridge, Alberta

This home is in the desirable neighbourhood of Heritage Villas. This bungalow floor plan has beautiful vaulted ceilings, loads of windows, and the best part?! A fantastic view of the coulees! There has been updates to this home, like hardwood floors, granite countertops, and an updated ensuite with a tiled shower and frameless glass doors. The home has been well cared for with recent paint touch ups done and all the carpets cleaned throughout.

The main floor features a formal dining room or front entry office that leads into your kitchen and dining room space. The living room is a great size with a huge configuration of windows overlooking the city.

The laundry is conveniently located on the main floor, just steps away from the large walk-in closet and primary bedroom that again is overlooking the valley.

The basement is a walkout, so easy access to your backyard that is taken care of by your monthly maintenance fee. Since it's a walkout that means large windows. The expansive family room hosts a gas fireplace. Off of the family room is the basement bedroom that has its own den space and large walk-in closet.

Typically I don't discuss the mechanical room but this one has loads of storage and it's the perfect place to set up a little in-house tinkering station/workshop or craft room!



Tell your favourite realtor today that you want to live in this sought after community on the west side that is close to shopping, restaurants, tons of parks, miles of walking paths, and they will tour you through this fantastic place that youâ€™ll definitely want as your next home!

Built in 1998

Essential Information

MLS® #	A2081125
Price	\$515,000
Sold Price	\$495,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,354
Acres	0.13
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	21, 240 Heritage Boulevard W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7H3

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Humidifier, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Environmental Reserve, Lawn, No Neighbours Behind, Landscaped, Views
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2023
Date Sold	January 17th, 2024
Days on Market	121
Zoning	R-CM-20
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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