

\$494,500 - 265 Heritage Boulevard W, Lethbridge

MLS® #A2094757

\$494,500

4 Bedroom, 4.00 Bathroom, 1,775 sqft

Residential on 0.12 Acres

Heritage Heights, Lethbridge, Alberta

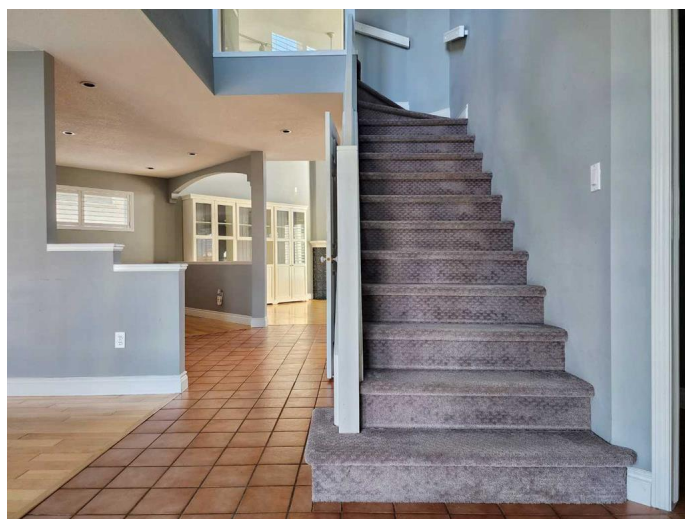
"This elegant 2 story home exudes a sense of pride in ownership, evident in its intricate décor and captivating design. The high-end California Shutters and vaulted ceilings add to the home's overall allure. There is no shortage of space in this home. The main floor has two large living rooms and a large kitchen with plenty of cabinets including a walk in pantry and a kitchen Island, while the main floor laundry adds convenience to your daily routine. Just off the dining space is access to a large beautifully landscaped yard with a huge deck with a hot tub and a gas fire pit. Ascend the maple banister to the second floor, where you'll discover three bedrooms including a large primary suite providing ample space for a comfortable living and entertaining. The lower level is also fully developed with a 3 pc bathroom and a huge fourth bedroom. Additional features include gem-stone lighting, metal interlocking roofing, recently renovated basement, new hot water on demand, an outdoor dog run, and a natural gas fireplace, elevating this home to a true first-class experience." IMMEDIATE POSSESSION AVAILABLE

Built in 1995

Essential Information

MLS® # A2094757

Price \$494,500



Sold Price	\$483,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,775
Acres	0.12
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	265 Heritage Boulevard W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7B7

Amenities

Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Sump Pump(s), Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Tankless Water Heater, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Gas Grill, Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Standard Shaped Lot, Street Lighting, Private
Roof	Metal
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	November 22nd, 2023
Date Sold	December 16th, 2023
Days on Market	24
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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