

# \$225,000 - 3, 730 Heritage Boulevard W, Lethbridge

MLS® #A2144710

**\$225,000**

3 Bedroom, 2.00 Bathroom, 646 sqft  
Residential on 0.16 Acres

Heritage Heights, Lethbridge, Alberta

Welcome to your perfect low maintenance home located in Heritage Heights! This amazing bi-level townhouse is ideally situated in a highly sought-after location and offers the perfect blend of modern amenities, stylish design, and unbeatable convenience. The main level has a functional open layout with a bright and spacious family room that seamlessly flows into the dining and kitchen areas, creating an inviting atmosphere. The kitchen features rich cabinetry, beautiful granite countertops, and a flat island that provides additional prep space and is perfect for entertaining guests. A private bathroom on this level adds an extra touch of convenience and privacy. Descend to the lower level where you will find three well-appointed bedrooms, including a large primary bedroom with walk-in closet. The other two bedrooms are generously sized, making them perfect for family members or guests. This level also boasts a main 4-piece bathroom and convenient laundry access, with the washer and dryer replaced within the last year. Additional storage space ensures you have plenty of room for all your belongings. Notably, the hot water tank was also replaced within the last year, ensuring peace of mind and efficiency. Step out onto the balcony to enjoy sunny morning coffees or evening BBQs with friends and family. Living in Heritage Heights means you have convenient access to numerous amenities, including restaurants and grocery stores. The proximity to the University



of Lethbridge, local rinks, pools, and parks adds to the allure of this fantastic location. This unit comes with access to a stall in the detached garage, as well as an additional assigned parking stall, ensuring ample parking for you and your guests. Don't miss out on the opportunity to own this stunning bi-level townhouse in Heritage Heights.

Built in 2003

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2144710      |
| Price          | \$225,000     |
| Sold Price     | \$241,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 646           |
| Acres          | 0.16          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bi-Level      |
| Status         | Sold          |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 3, 730 Heritage Boulevard W |
| Subdivision | Heritage Heights            |
| City        | Lethbridge                  |
| County      | Lethbridge                  |
| Province    | Alberta                     |
| Postal Code | T1K 7Z5                     |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |

**Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

**Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Landscaped      |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2024 |
| Date Sold      | June 28th, 2024 |
| Days on Market | 2               |
| Zoning         | R-37            |
| HOA Fees       | 0.00            |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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