

\$479,900 - 224 Heritage Boulevard W, Lethbridge

MLS® #A2169521

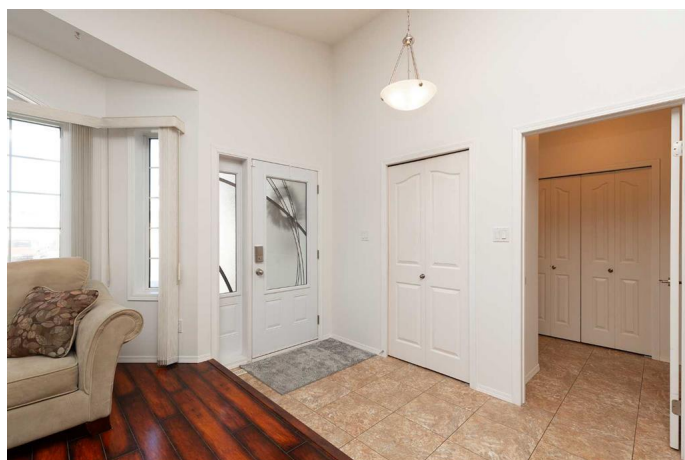
\$479,900

4 Bedroom, 3.00 Bathroom, 1,521 sqft

Residential on 0.15 Acres

Heritage Heights, Lethbridge, Alberta

Welcome to this spacious and well-designed 4-level split home at 224 Heritage Blvd W, boasting 1,521 sqft of living space above grade and a fully finished 3rd and 4th basement levels. With 4 bedrooms and 3 full bathrooms, this home offers ample space for families. The main floor impresses with its vaulted ceilings and formal living and dining areas, perfect for hosting gatherings. The kitchen is beautifully appointed, complete with a breakfast nook that opens to a covered deck, ideal for enjoying your morning coffee. Upstairs, you'll find three generously-sized bedrooms, including the primary suite. The primary bedroom features a walk-in closet and a full ensuite. The 3rd level provides a cozy family room with a gas fireplace, a walk-up entry, a 4th bedroom, a full bathroom, and a convenient laundry room. The fully finished basement on the 4th level includes a large rec room and a utility room that also serves as extra storage space. This home offers modern updates, including new countertops, sinks, fixtures, and a stylish backsplash. The roof is equipped with durable rubber shingles, and there are two skylights on the main floor, filling the home with natural light. Rear-facing windows are fitted with Peka-roll shutters for added privacy and energy efficiency. Step outside to enjoy the beautifully landscaped backyard, which backs onto green space and a walking path that leads to the nearby coulee. Additional features include a double attached garage, newer hot water tank, and gas



fireplace on the third level. This home is a perfect blend of comfort, style, and location!

Built in 1993

Essential Information

MLS® #	A2169521
Price	\$479,900
Sold Price	\$475,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,521
Acres	0.15
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	224 Heritage Boulevard W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6X1

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached

Interior

Interior Features	High Ceilings, No Smoking Home, Open Floorplan, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Back Yard, Front Yard, Landscaped, Standard Shaped Lot
Roof Asphalt Shingle
Construction Stucco
Foundation Poured Concrete

Additional Information

Date Listed September 30th, 2024
Date Sold December 2nd, 2024
Days on Market 60
Zoning R-L
HOA Fees 0.00

Listing Details

Listing Office Lethbridge Real Estate.com

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