

\$479,000 - 495 Heritage Boulevard W, Lethbridge

MLS® #A2172863

\$479,000

4 Bedroom, 3.00 Bathroom, 1,033 sqft

Residential on 0.11 Acres

Heritage Heights, Lethbridge, Alberta

Nestled in the welcoming neighborhood of Heritage Heights, this fully developed walk-out bi-level offers fantastic curb appeal and an array of attractive features. With 4 spacious bedrooms and 3 full bathrooms, including a beautiful ensuite in the primary bedroom, this home is perfect for families of all sizes. Both the master bedroom and the second main floor bedroom come equipped with walk-in closets, providing plenty of storage. The home is filled with natural light thanks in part to the skylight on the main floor, creating a bright and inviting atmosphere.

The heart of the home is the kitchen, boasting elegant maple cabinetry, which pairs beautifully with the home's stylish tile, hardwood, and carpet flooring. The fully finished walk-out basement is perfect for entertaining, featuring a cozy gas fireplace framed by a stunning brick feature wall. Step outside to the lower patio and enjoy the backyard, complete with off-street parking via a paved back lane, with ample space for a trailer or additional vehicles.

Recent updates include a brand-new hot water tank, a roof that is just 1 year old and underground sprinklers. As a bonus, the property comes with a relaxing hot tub for year-round enjoyment. The location is truly exceptional—just a short walk or bike ride to the edge of the coulees, offering breathtaking views of the iconic High Level Bridge and the Old Man River bottom. In addition, the home is conveniently located near all major west side



amenities, including schools, parks, and shopping centers, with quick access to the highway for anyone working out of town. With its prime location, thoughtful updates, and abundance of natural beauty, this home offers an incredible opportunity for those looking for comfort, style, and convenience. Schedule a viewing today with your favorite REALTOR® and make this beautiful house your home.

Built in 2004

Essential Information

MLS® #	A2172863
Price	\$479,000
Sold Price	\$460,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,033
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	495 Heritage Boulevard W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7V9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2024
Date Sold	November 8th, 2024
Days on Market	25
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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