

\$524,900 - 109 Heritage Boulevard W, Lethbridge

MLS® #A2190534

\$524,900

3 Bedroom, 3.00 Bathroom, 1,329 sqft

Residential on 0.12 Acres

Heritage Heights, Lethbridge, Alberta

Rare to find such a pristine Bungalow with the bonus of a fully developed, walk out basement AND backs onto Heritage Road Park! These 3 features are hard to come by , so when you find them all in one property you had better Start the Car!!! and take a look!! This home features 2+1 bedrooms, 3 bathrooms, fireplace, Air conditioning, main floor laundry, recent new flooring, nicely updated and walking into this home feels so welcoming !! The yard is something out of Homes & Gardens!! It takes a ton of hours to create an outdoor oasis and sitting above or below either deck or patio has been a favorite feature!! This well maintained, dutch clean home is ready for the next owners to enjoy. When one chapter closes another one opens so be ready to walk through this home and make it your story. This home is ideal for the retiring couple with the visiting grandkids ,enjoying the park while keeping a watch from the deck, patio or kitchen! This Bungalow is a great choice for the empty nesters who do not like the restrictions of condo living. Shingles replaced in 2020.

Built in 1992

Essential Information

MLS® #	A2190534
Price	\$524,900
Sold Price	\$515,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,329
Acres	0.12
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	109 Heritage Boulevard W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6T8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Off Street, Parking Pad, Concrete Driveway, Driveway, Front Drive, Garage Faces Front

Interior

Interior Features	Ceiling Fan(s), Granite Counters, Soaking Tub, Walk-In Closet(s), Bookcases, Jetted Tub, Storage, Vaulted Ceiling(s), Wet Bar
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Central Air Conditioner, Gas Water Heater
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement, Family Room, Glass Doors, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectangular Lot, City Lot, Front Yard, Interior Lot, Lawn, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 28th, 2025
Date Sold	February 23rd, 2025
Days on Market	26
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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