

\$279,900 - 58, 762 Heritage Boulevard W, Lethbridge

MLS® #A2192093

\$279,900

3 Bedroom, 2.00 Bathroom, 664 sqft

Residential on 0.03 Acres

Heritage Heights, Lethbridge, Alberta

Welcome to this charming townhouse in the desirable Heritage Heights community on Lethbridge's west side. Ideally located for convenience, you'll love being just minutes from shopping, schools, the University, and major roadways for easy commuting. Inside, you'll find a thoughtfully designed layout. The upper level is perfect for entertaining, featuring a spacious kitchen, dining area, and living room, along with a convenient half-bathroom. Enjoy your morning coffee on the inviting front balcony, or host summer BBQs on the rear deck, which overlooks serene green space with no rear neighbors. The lower level offers a cozy retreat with three bright bedrooms, a full bathroom, and a dedicated laundry space. Large above-grade windows flood the area with natural light, creating a warm and welcoming atmosphere. This well-maintained freshly painted home is truly move-in ready, offering low-maintenance living, with a front parking pad that comfortably fits two vehicles. Whether you're looking to simplify your lifestyle or add a reliable property to your investment portfolio, this townhome is a must-see. Don't miss out on this fantastic opportunity! Call your favourite realtor today for your showing!

Built in 2005

Essential Information

MLS® #

A2192093



Price	\$279,900
Sold Price	\$268,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	664
Acres	0.03
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	58, 762 Heritage Boulevard W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K7V5

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Other, See Remarks
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 6th, 2025
Date Sold	March 23rd, 2025
Days on Market	45
Zoning	R-37
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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