

\$525,000 - 165 Heritage Circle W, Lethbridge

MLS® #A2202637

\$525,000

4 Bedroom, 3.00 Bathroom, 1,592 sqft

Residential on 0.12 Acres

Heritage Heights, Lethbridge, Alberta

Welcome to this remarkable and inviting residence, offering an abundance of space and a perfect opportunity for a growing family to make it their own. As you enter, you'll immediately appreciate the well-proportioned rooms, allowing for comfortable living and the freedom to personalize each space. The standout feature of this home is undoubtedly the heated oversized double garage, which goes beyond providing ample room for vehicles and storage, giving you the convenience and flexibility you desire. Indulge in the luxurious master suite, where you can retreat and unwind. The recent replacement of the roof and hot water tanks not only guarantees peace of mind but also enhances the overall appeal of the property, making it a standout in this price range. The kitchen is perfect for any aspiring chef, with functionality that will delight your culinary endeavours, whether you're preparing meals for your family or entertaining guests..The lower level of this home has been thoughtfully designed with entertainment in mind. The games room and family room offer versatile spaces where you can host game nights or create precious memories with your loved ones. The walkout basement further enhances the appeal, providing scenic views and an added sense of privacy as it backs onto a beautiful green strip. Situated in a highly sought-after west side community, this residence enjoys an exceptional location that offers the best of both convenience and a fulfilling lifestyle. With



amenities, schools, and parks in close proximity, everything you need is within easy reach, allowing you to make the most of your time and create lasting memories with your family. This home presents a fantastic opportunity that you won't want to miss. Make sure to prioritize it on your list and schedule a viewing today. Discover the potential and envision a future where this bright and spacious home becomes your haven, reflecting your unique style and providing the perfect backdrop for your family's cherished moments.

Built in 1998

Essential Information

MLS® #	A2202637
Price	\$525,000
Sold Price	\$512,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,592
Acres	0.12
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	165 Heritage Circle W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K7K5

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	See Remarks
Appliances	Built-In Oven, Dishwasher, Refrigerator, Washer/Dryer, Gas Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2025
Date Sold	March 26th, 2025
Days on Market	11
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group
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