

# \$509,000 - 80 Heritage Circle W, Lethbridge

MLS® #A2230902

## \$509,000

5 Bedroom, 3.00 Bathroom, 1,308 sqft

Residential on 0.12 Acres

Heritage Heights, Lethbridge, Alberta

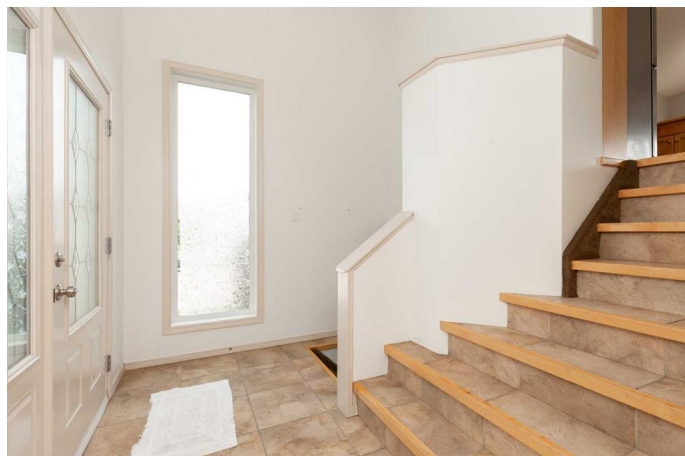
On a corner lot in a quiet cul-de-sac in family-friendly Heritage Heights, this suited (non-conforming) 5-bed, 3-bath home has the layout, updates, and location that checks all the boxes. Upstairs offers 3 bedrooms, 2 full baths, A/C, and a bright open-plan main floor with access to a massive deck—perfect for entertaining. Downstairs features a 2-bed, 1-bath walkout illegal suite with separate entrance, shared laundry, and loads of natural light, making it an ideal mortgage helper or investment opportunity.

Updates include a new roof within the last 5 years and a hot water tank replaced in 2021. The double attached garage adds extra space for parking and storage. Whether you're looking for a revenue property or a flexible family setup, this one delivers.

Built in 2003

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2230902  |
| Price          | \$509,000 |
| Sold Price     | \$490,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,308     |
| Acres          | 0.12      |



|            |             |
|------------|-------------|
| Year Built | 2003        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Sold        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 80 Heritage Circle W |
| Subdivision | Heritage Heights     |
| City        | Lethbridge           |
| County      | Lethbridge           |
| Province    | Alberta              |
| Postal Code | T1K 7T3              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | See Remarks                                                 |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Natural Gas, Central, Electric                              |
| Cooling           | Central Air                                                 |
| Fireplace         | Yes                                                         |
| # of Fireplaces   | 1                                                           |
| Fireplaces        | Living Room, Gas                                            |
| Has Basement      | Yes                                                         |
| Basement          | Separate/Exterior Entry, Finished, Full, Suite, Walk-Out    |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard                       |
| Lot Description   | Back Yard, Corner Lot, Cul-De-Sac  |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 13th, 2025 |
| Date Sold   | July 23rd, 2025 |

|                |      |
|----------------|------|
| Days on Market | 37   |
| Zoning         | R-L  |
| HOA Fees       | 0.00 |

**Listing Details**

Listing Office            Lethbridge Real Estate.com

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