

# **\$545,000 - 196 Heritage Boulevard W, Lethbridge**

MLS® #A2240709

**\$545,000**

5 Bedroom, 3.00 Bathroom, 1,424 sqft  
Residential on 0.14 Acres

Heritage Heights, Lethbridge, Alberta

Here is the spectacular Heritage Heights bungalow that you have been waiting for!!! For nearly 30 years, the current owners have taken great pride with this home - it has been lovingly maintained and extensively upgraded. Notable features include a bright sun-filled South facing floor plan, 3 plus 2 bedrooms, 3 full bathrooms, a new top-of-the-line gourmet kitchen with sprawling granite counters, extensive cabinetry with multiple built-in features and lighting, an integrated counter top stove, stainless steel fridge and built in oven and microwave, a breakfast nook in addition to a more formal dining space, gleaming hardwood floors throughout the main floor, 3 main floor bedrooms including an ultra-quiet master retreat with a remodelled ensuite with a deep soaker tub and custom-built tiled shower, a remodelled main floor bathroom with another custom shower, a fully developed basement featuring a separate family room and games room with roughed in plumbing for a future wet bar, 2 more bedrooms, and a third beautifully renovated bathroom. The double attached garage is fully finished and heated, central air conditioning has been added, and the yard features beautiful mature landscaping, an enclosed deck, a stone patio, and a storage shed. The location cannot be beat with quick access to shopping, transportation, schools, playgrounds and walking paths that are just steps away from the coulees., and the neighbours are fantastic! This one has it all....!!!



Built in 1993

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2240709    |
| Price          | \$545,000   |
| Sold Price     | \$545,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,424       |
| Acres          | 0.14        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 196 Heritage Boulevard W |
| Subdivision | Heritage Heights         |
| City        | Lethbridge               |
| County      | Lethbridge               |
| Province    | Alberta                  |
| Postal Code | T1K 6X1                  |

## Amenities

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                        |
| Parking        | Double Garage Attached, Garage Door Opener, Concrete Driveway, Heated Garage, Off Street |

## Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Built-in Features, Ceiling Fan(s), Granite Counters                                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Built-In Electric Range, Built-In Oven, Microwave |
| Heating           | Forced Air                                                                                                                           |
| Cooling           | Central Air                                                                                                                          |
| Fireplace         | Yes                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                    |

|              |                |
|--------------|----------------|
| Fireplaces   | Gas            |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Private Entrance                                                      |
| Lot Description   | Greenbelt, Low Maintenance Landscape, Landscaped, Many Trees, Private |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Concrete, Wood Frame, Stucco                                          |
| Foundation        | Poured Concrete                                                       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Date Sold      | July 18th, 2025 |
| Days on Market | 1               |
| Zoning         | R-L             |
| HOA Fees       | 0.00            |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

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