

# \$470,000 - 30 Heritage Road W, Lethbridge

MLS® #A2230076

## \$470,000

5 Bedroom, 3.00 Bathroom, 1,249 sqft  
Residential on 0.10 Acres

Heritage Heights, Lethbridge, Alberta

Located directly across from a massive park, this charming 5 bed bungalow is nestled in the quiet, family-friendly Heritage Heights neighbourhood on Lethbridge's West Side! With five spacious bedrooms, three of them on the main floor, this home is ideal for young families. You'll love the convenience of MAIN FLOOR laundry and the bright, sun-filled living room thanks to large front windows.

Downstairs, there's a dry bar perfectly positioned beneath the kitchen—just call your favourite plumber to turn it into a full wet bar! Out back, enjoy a private, fenced yard with a covered deck and patio—perfect for relaxing or entertaining.

Homes like this don't come up often. Contact your REALTOR® for a showing today!

Built in 1994

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2230076  |
| Price          | \$470,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,249     |
| Acres          | 0.10      |



|            |             |
|------------|-------------|
| Year Built | 1994        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 30 Heritage Road W |
| Subdivision | Heritage Heights   |
| City        | Lethbridge         |
| County      | Lethbridge         |
| Province    | Alberta            |
| Postal Code | T1K 6T8            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Storage, Sump Pump(s), Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer   |
| Heating           | Fireplace(s), Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Yard, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding  |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | R-L             |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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