

# \$354,900 - 57, 762 Heritage Boulevard W, Lethbridge

MLS® #A2245894

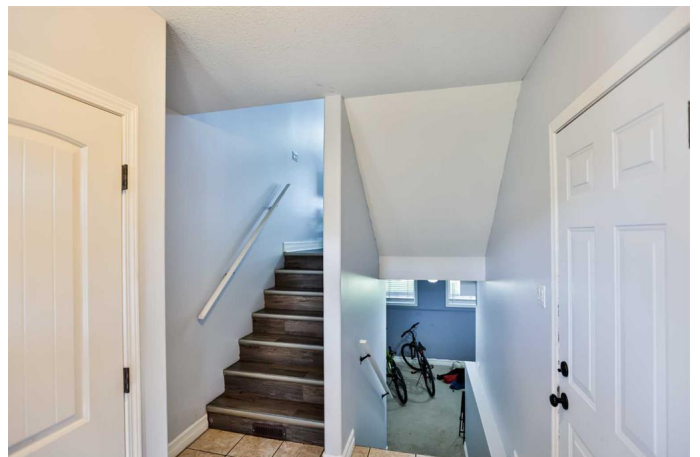
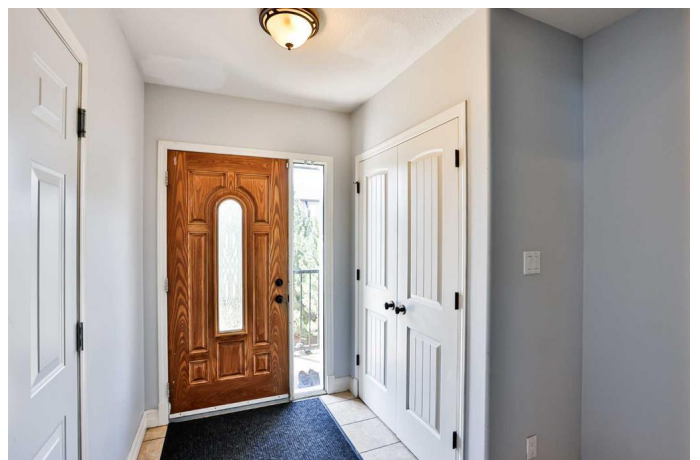
**\$354,900**

3 Bedroom, 3.00 Bathroom, 1,233 sqft

Residential on 0.04 Acres

Heritage Heights, Lethbridge, Alberta

Experience comfortable and well-planned living in this attractive three-bedroom condo located in sought-after Heritage Heights on Lethbridge's westside. A spacious front foyer welcomes you up to a bright main floor where the living room features large windows that flood the space with natural light and frame beautiful coulee views. Just off the living area, enjoy a large, covered deck—ideal for relaxing or hosting guests. The kitchen includes a decorative pass-through to the living room, giving it an open feel, while the nearby dining space is conveniently located next to a two-piece bath and laundry room. Upstairs, you'll find two generous secondary bedrooms, a full bath, and a primary retreat with its own walk-in closet and private ensuite. The finished basement adds a nice family room and extra storage space. A single attached garage completes the package. Set in a well-cared-for complex with close proximity to westside conveniences—Tim's, shops, dining, banking, and beautiful walking and cycling trails.



Built in 2005

## Essential Information

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Price \$354,900

Bedrooms 3

|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,233         |
| Acres          | 0.04          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 57, 762 Heritage Boulevard W |
| Subdivision | Heritage Heights             |
| City        | Lethbridge                   |
| County      | Lethbridge                   |
| Province    | Alberta                      |
| Postal Code | T1K 1L5                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                              |
|-------------------|------------------------------|
| Interior Features | High Ceilings, Vinyl Windows |
| Appliances        | See Remarks                  |
| Heating           | Forced Air                   |
| Cooling           | Central Air                  |
| Has Basement      | Yes                          |
| Basement          | Finished, Full               |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding                     |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 8                |
| Zoning         | R-37             |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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