

# \$425,000 - 77 Heritage Circle W, Lethbridge

MLS® #A2245900

**\$425,000**

4 Bedroom, 4.00 Bathroom, 1,475 sqft

Residential on 0.13 Acres

Heritage Heights, Lethbridge, Alberta

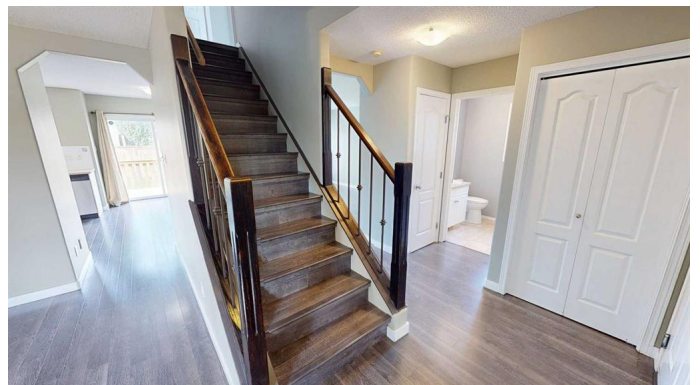
Nice two storey home on Heritage Circle that has just been freshly painted. Located on a pie shaped lot, the backyard is quite large with lots of room to run and play! Front porch near entry to sit and enjoy. Main floor features laminate floors, and functional plan with front dining room(could be used as a living room), kitchen with stainless steel appliances and corner pantry, family room with gas fireplace, and 2 piece bathroom with laundry machines also in this room. There is also an entrance to the garage. There are also sliding glass doors to a deck out back from the kitchen area. Upper level houses 3 bedrooms including primary with walk-in closet and ensuite with stand up shower. There is also another full bathroom on this level with tub/shower combo. Basement is fully developed with family room, bedroom with walk-in closet, 3 piece bathroom with stand up shower, a storage room that is great for seasonal gear, and a furnace utility room with more storage. Some updates include, roof shingles in 2019, new paint in 2025, hot water tank 2021, and furnace last serviced in 2024. Home has convenience of central a/c to keep cool in the summer months. Front yard and back have underground sprinklers. Double car garage for your vehicles. Move in and enjoy!

Built in 2002

## Essential Information

MLS® #

A2245900



Price	\$425,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,475
Acres	0.13
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	77 Heritage Circle W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7T3

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

### Interior

Interior Features	Laminate Counters, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Convection Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Pie Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 5th, 2025
Days on Market	2
Zoning	R-L

### **Listing Details**

Listing Office	REAL BROKER
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