

\$469,900 - 591 Heritage Boulevard W, Lethbridge

MLS® #A2203809

\$469,900

4 Bedroom, 3.00 Bathroom, 1,284 sqft
Residential on 0.12 Acres

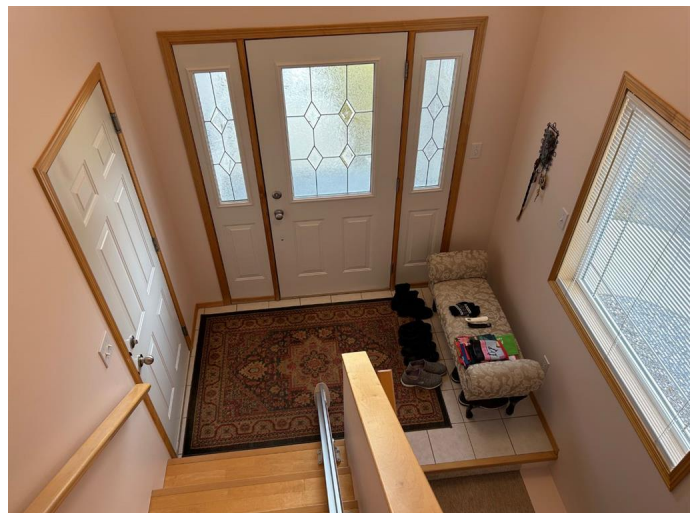
Heritage Heights, Lethbridge, Alberta

Absolutely PRISTINE one owner home that has been marvelously maintained! This brilliant bilevel backs onto sunny Heritage Heights Park, is fully finished, fully fenced, landscaped, and is finally ready for a new owner. Some of the key features are the 3 skylights, open and bright kitchen area with extended peninsula counter, wood floors and natural maple cabinetry, loads of natural light throughout, plus a HUGE family room and a MASSIVE 4th bedroom down. Updates and upgrades include shingles (approx 2015), composite decking front and back (approx 2021), dishwasher (2024), new sump pump and family room carpeting/underlay down (2024), and hot water tank (2025). Roughed in for built-in-vac. You'll appreciate other touches too such as thermostat controlled fireplace, finished garage, ample and clean utility room, and easy-maintenance back yard. The location provides convenient access to shopping, restaurants, Highway 3, and our wonderful coulee trail system. THIS could very well be the "fresh canvas" you've been waiting for!

Built in 2001

Essential Information

MLS® #	A2203809
Price	\$469,900
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,284
Acres	0.12
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	591 Heritage Boulevard W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7S3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, See Remarks
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks, Storage, Vaulted Ceiling(s), Skylight(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement, See Remarks
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Playground
Lot Description	Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, See Remarks

Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 24th, 2025
Days on Market	8
Zoning	R-L

Listing Details

Listing Office	Royal LePage South Country - Lethbridge
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