

# \$409,000 - 552 Heritage Boulevard W, Lethbridge

MLS® #A2215431

**\$409,000**

3 Bedroom, 2.00 Bathroom, 1,055 sqft

Residential on 0.09 Acres

Heritage Heights, Lethbridge, Alberta

Welcome to this inviting 3-bedroom, 2-bathroom bi-level home nestled in the vibrant and family-friendly community of Heritage in West Lethbridge. With 1,055 sq ft of thoughtfully designed living space, this home offers comfort, convenience, and style. Step inside to discover an open-concept main floor that seamlessly blends the living, dining, and kitchen areas—perfect for entertaining or enjoying quality time with family. The bright and airy layout is complemented by large windows that fill the home with natural light. Downstairs, a spacious rec room provides the ideal space for a home theatre, playroom, or home gym—tailored to your lifestyle needs. Additional highlights include a double attached garage offering ample parking and storage, and a prime location just minutes from shopping, top-rated schools, and some of West Lethbridge’s best restaurants. Don’t miss your chance to call this beautiful home yours

Built in 2001

## Essential Information

MLS® #	A2215431
Price	\$409,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,055



Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	552 Heritage Boulevard W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7S5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	17

Zoning                      R-L

**Listing Details**

Listing Office              REAL BROKER

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