

\$349,900 - 39, 762 Heritage Boulevard W, Lethbridge

MLS® #A2247414

\$349,900

3 Bedroom, 3.00 Bathroom, 1,220 sqft

Single Family on 0.05 Acres

Heritage Heights, Lethbridge, Alberta

Welcome to this 1,335 sq. ft. multi-level condo, offering a unique and functional layout perfect for first-time homeowners or investors looking for a rental property. With up to two pets allowed (with board approval), this home combines comfort, style, and flexibility. As you enter, you'll be welcomed by a bright foyer with access to your 11' x 19' attached garage, providing both convenience and extra storage. Heading up to the next level, you'll find a spacious living room with plenty of natural light ideal for relaxing or entertaining. From here, step up to the heart of the home, a bright kitchen and dining area that overlooks the living room below, creating an open, connected feel. This level also includes a half bathroom combined with in-suite laundry for everyday convenience. On the upper level, you'll discover three bedrooms, including a generous primary suite with a private ensuite, plus a second full bathroom to serve the other bedrooms. The basement offers a flexible, open space ready for a rec room, games area, or home gym, the choice is yours. Don't miss out on this affordable opportunity! (id:6289)

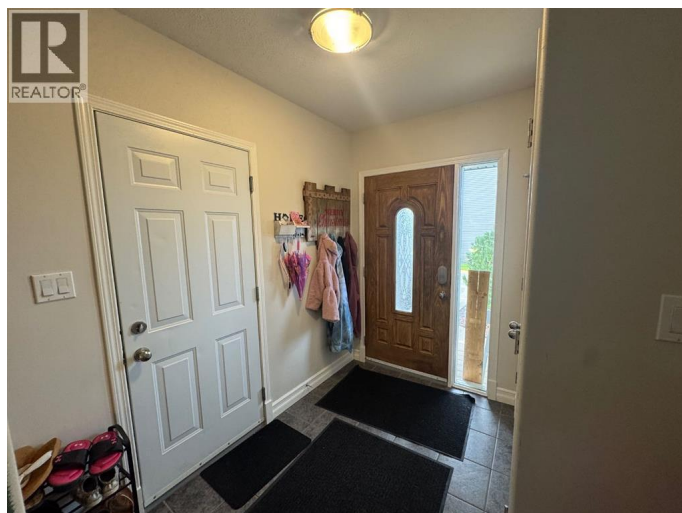
Built in 2005

Essential Information

Listing # A2247414

Price \$349,900

Bedrooms 3



Bathrooms	3.00
Half Baths	1
Square Footage	1,220
Acres	0.05
Year Built	2005
Type	Single Family
Sub-Type	Bare Land Condo
Style	5 Level

Community Information

Address	39, 762 Heritage Boulevard W
Subdivision	Heritage Heights
City	Lethbridge
Province	Alberta
Postal Code	T1K0W1

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, No neighbours behind
Parking Spaces	2
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
Has Basement	Yes

Exterior

Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Estate Centre - Fort Macleod
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Listing information last updated on October 14th, 2025 at 7:46am PDT