

# **\$545,000 - 196 Heritage Boulevard W, Lethbridge**

MLS® #A2240709

**\$545,000**

5 Bedroom, 3.00 Bathroom, 1,424 sqft  
Residential on 0.14 Acres

Heritage Heights, Lethbridge, Alberta

Here is the spectacular Heritage Heights bungalow that you have been waiting for!!! For nearly 30 years, the current owners have taken great pride with this home - it has been lovingly maintained and extensively upgraded. Notable features include a bright sun-filled South facing floor plan, 3 plus 2 bedrooms, 3 full bathrooms, a new top-of-the-line gourmet kitchen with sprawling granite counters, extensive cabinetry with multiple built-in features and lighting, an integrated counter top stove, stainless steel fridge and built in oven and microwave, a breakfast nook in addition to a more formal dining space, gleaming hardwood floors throughout the main floor, 3 main floor bedrooms including an ultra-quiet master retreat with a remodelled ensuite with a deep soaker tub and custom-built tiled shower, a remodelled main floor bathroom with another custom shower, a fully developed basement featuring a separate family room and games room with roughed in plumbing for a future wet bar, 2 more bedrooms, and a third beautifully renovated bathroom. The double attached garage is fully finished and heated, central air conditioning has been added, and the yard features beautiful mature landscaping, an enclosed deck, a stone patio, and a storage shed. The location cannot be beat with quick access to shopping, transportation, schools, playgrounds and walking paths that are just steps away from the coulees., and the neighbours are fantastic! This one has it all...!!!



Built in 1993

## Essential Information

MLS® #	A2240709
Price	\$545,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,424
Acres	0.14
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	196 Heritage Boulevard W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6X1

## Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Off Street
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, No Smoking Home, Open Floorplan
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Built-In Electric Range
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance
Lot Description	Greenbelt, Landscaped, Low Maintenance Landscape, Many Trees, Private
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 16th, 2025
Days on Market	1
Zoning	R-L

## Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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