

# \$579,000 - 18 Heritage Close West, Lethbridge

MLS® #A2203616

**\$579,000**

5 Bedroom, 4.00 Bathroom, 1,499 sqft  
Residential on 0.15 Acres

Heritage Heights, Lethbridge, Alberta

Welcome to 18 Heritage Close West, a beautifully designed 5-bedroom, 3.5-bathroom 4-level front to back split home in the sought-after Heritage Heights neighborhood. Situated on a spacious 6,639 sq. ft. lot, this exquisite property is perfect for large families and offers an ideal blend of comfort, functionality, and style.

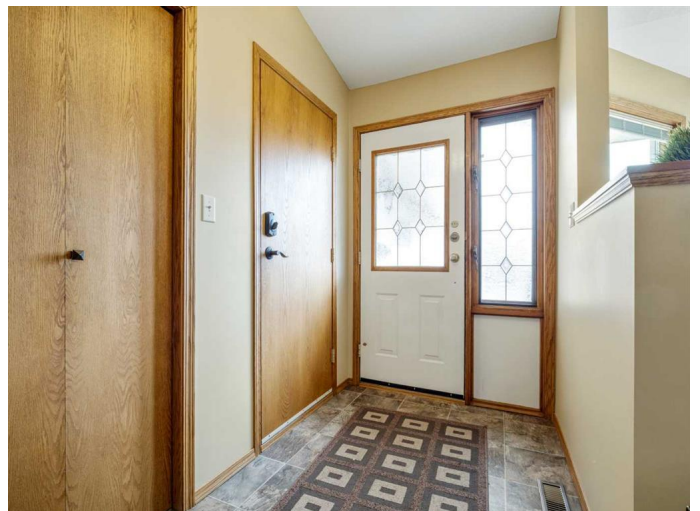
Step inside to be greeted by an abundance of natural light, freshly painted walls, and a bright open-concept main floor with impressive vaulted ceilings. The upgraded kitchen boasts new granite countertops and appliances, including a dishwasher, electric stove, range hood, microwave, and a fridge/freezer combo. From the dining area, step out onto the deck and enjoy the beautifully landscaped backyard, fully enclosed with a cedar fence for ultimate privacy.

The upper level features two spacious bedrooms, a 3-piece bathroom, and the primary suite complete with a 3-piece ensuite and walk-in closet.

Only five steps down is the 3rd level which is designed for relaxation, with a cozy family room featuring a gas fireplace, an additional bedroom, and a 3-piece bathroom with a large laundry room.

Level 4 offers even more living space with a large rec room, a fifth bedroom, a 2-piece bathroom, and a huge crawlspace for all your storage needs.

Outside, this home is loaded with extras, including a heated double-car garage, RV



parking pad with alley access, and underground sprinklers for easy lawn maintenance.

Don't miss the chance to own this incredible home in one of Lethbridge's most desirable areas. Book your private showing today!

Built in 1990

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2203616      |
| Price          | \$579,000     |
| Bedrooms       | 5             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,499         |
| Acres          | 0.15          |
| Year Built     | 1990          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 18 Heritage Close West |
| Subdivision | Heritage Heights       |
| City        | Lethbridge             |
| County      | Lethbridge             |
| Province    | Alberta                |
| Postal Code | T1K 6R9                |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, RV Access/Parking |
| # of Garages   | 2   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Central Vacuum, Wood Windows, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings                           |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard, Storage                        |
| Lot Description   | Back Yard, Few Trees, Underground Sprinklers |
| Roof              | Asphalt Shingle                              |
| Construction      | Brick, Stucco                                |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 32              |
| Zoning         | R-L             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Real Estate Centre |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.