

\$450,000 - 727 Heritage Boulevard W, Lethbridge

MLS® #A2241754

\$450,000

3 Bedroom, 3.00 Bathroom, 1,067 sqft
Residential on 0.10 Acres

Heritage Heights, Lethbridge, Alberta

Welcome to this beautifully updated 3-bedroom, 3-bathroom home offering 1,066 square feet of smart, functional living space with modern upgrades throughout. Step inside to discover a bright main floor featuring PVC windows, an open living and dining area, pantry, and updated light fixtures. The primary bedroom includes a full ensuite, walk-in closet, a second closet space. Additionally on the main level is a second bedroom and full bathroom. Downstairs, youâ€™ll find a spacious living room, a third bedroom, another full bathroom, and a generous storage room, offering plenty of flexibility for guests, hobbies, or a home office. Enjoy year-round comfort with a furnace and heat pump (3 years old, under 10-year warranty), central vac, and a 3-year-old hot water tank. The heated double garage is a great bonus for a family home, and recent additions like a new sump pump and modern appliances (stove, fridge, dishwasher all 3 years old) make this home feel fresh and functional. Outside, the southwest-facing back deck is perfect for evening relaxation, while a mature little leaf linden tree in the front yard provides beauty and natural privacy. Donâ€™t miss this opportunity to own a thoughtfully updated home in a quiet, family-friendly neighbourhood. Call your REALTOR® today to book a showing!

Built in 1998

Essential Information



MLS® #	A2241754
Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,067
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	727 Heritage Boulevard W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7E6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), 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, Front Yard, Interior Lot, Landscaped, Lawn, Street Lighting

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 22nd, 2025
Days on Market	3
Zoning	R-L

Listing Details

Listing Office	Onyx Realty Ltd.
----------------	------------------

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.