

# \$449,900 - 257 Heritage Crescent W, Lethbridge

MLS® #A2245711

**\$449,900**

4 Bedroom, 3.00 Bathroom, 1,047 sqft

Residential on 0.13 Acres

Heritage Heights, Lethbridge, Alberta

Welcome to this fantastic family home tucked away on a quiet street, just a short walk to Safeway, Tim Hortons, local restaurants, and scenic coulee walking paths. It's the perfect blend of convenience and comfort for growing families.

The main floor boasts an open-concept layout with soaring vaulted ceilings, creating a bright and airy atmosphere. The kitchen features easy access to a sunny deck—ideal for morning coffee or evening BBQs. Two generously sized bedrooms complete the upper level.

Downstairs, the fully finished WALK OUT BASEMENT is designed for family living and entertaining. Enjoy a spacious family room with custom built-in shelving and patio doors that open to an enormous west-facing backyard—perfect for kids, pets, and hosting outdoor gatherings. The lower level also includes two additional bedrooms, a stylish 3-piece bathroom, and a beautifully finished laundry room.

Don't miss your chance to own this amazing home in a prime location!

Built in 1998

## Essential Information

MLS® # A2245711

Price \$449,900



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,047       |
| Acres          | 0.13        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 257 Heritage Crescent W |
| Subdivision | Heritage Heights        |
| City        | Lethbridge              |
| County      | Lethbridge              |
| Province    | Alberta                 |
| Postal Code | T1J7E4                  |

### Amenities

|                |                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                          |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Off Street, Front Drive |
| # of Garages   | 2                                                                                                          |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, Separate Entrance                                    |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                            |
| Cooling           | None                                                                                                               |
| Has Basement      | Yes                                                                                                                |
| Basement          | Finished, Full, Walk-Out                                                                                           |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard                                                      |
| Lot Description   | Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Pie Shaped Lot, Private, Street Lighting |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 4                 |
| Zoning         | R-L               |

**Listing Details**

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Century 21 Foothills South Real Estate |
|----------------|----------------------------------------|

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