

# \$344,900 - 39, 762 Heritage Boulevard W, Lethbridge

MLS® #A2247414

**\$344,900**

3 Bedroom, 3.00 Bathroom, 1,220 sqft

Residential 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, youâ€™re welcomed by a bright foyer with access to your 11â€™ x 19â€™ attached garage, providing both convenience and extra storage.

Heading up to the next level, youâ€™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, youâ€™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. Dont miss out on this affordable opportunity!

Built in 2005

## Essential Information

MLS® # A2247414

Price \$344,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,220         |
| Acres          | 0.05          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 5 Level Split |
| Status         | Active        |

### Community Information

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

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | See Remarks                                                       |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                           |
| Cooling           | None                                                              |
| Has Basement      | Yes                                                               |
| Basement          | Full                                                              |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | No Neighbours Behind |
| Roof              | Asphalt Shingle      |
| Construction      | Wood Frame           |

Foundation                Poured Concrete

**Additional Information**

Date Listed                August 12th, 2025  
Days on Market        84  
Zoning                      R-37

**Listing Details**

Listing Office            Real Estate Centre - Fort Macleod

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