

# \$479,900 - 30 Heritage Crescent W, Lethbridge

MLS® #A2255278

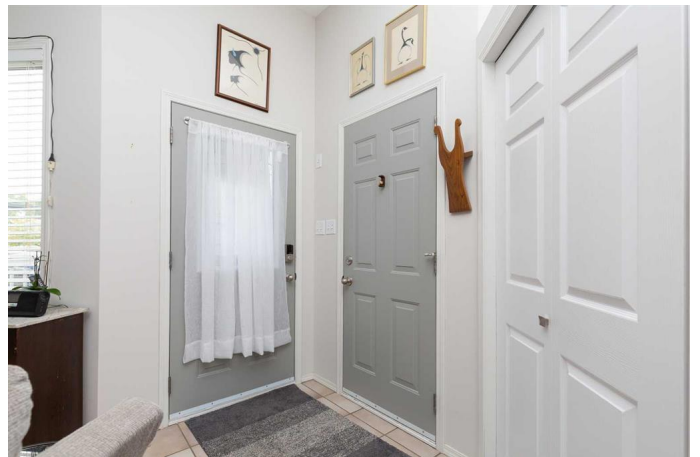
**\$479,900**

4 Bedroom, 3.00 Bathroom, 1,246 sqft

Residential on 0.10 Acres

Heritage Heights, Lethbridge, Alberta

Welcome to 30 Heritage Crescent W, a stunning, move-in ready family home in a highly convenient West Side location. This immaculately maintained property features hardwood and tile flooring throughout, complemented by quartz counters in both the kitchen and bathrooms. Vaulted ceilings on the main floor add to the sense of openness, while the front living room provides a warm, welcoming space to enjoy your morning coffee or unwind with a book in the evening. The kitchen is the heart of the home, filled with natural light from a skylight and a large picture window in the dining area. From here, step onto the expansive composite deck patio – perfect for entertaining or quiet evenings outdoors. Upstairs, the primary bedroom offers dual closets and a 4-piece ensuite with dual vanity sinks. Two additional bedrooms share a well-appointed 4-piece bathroom. The third level is designed for gatherings, featuring a spacious family room with a gas fireplace, a dry bar, and a convenient 3-piece bathroom combined with laundry. The lower level includes a fourth bedroom, ideal for guests or a home office, along with ample storage and utility space. Additional highlights include central AC, central vacuum with attachments, a beautiful backyard with a full vegetable garden. The double attached garage is insulated, painted, and provides plenty of storage. Located just 6 minutes from the University of Lethbridge, and only 1 minute from groceries, dining, and more, this home



offers the perfect balance of convenience and comfort. Call your REALTOR® today to book a private viewing of 30 Heritage Crescent W!

Built in 1993

### Essential Information

MLS® #	A2255278
Price	\$479,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,246
Acres	0.10
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	30 Heritage Crescent W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6S3

### Amenities

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

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Vaulted Ceiling(s), Bar
Appliances	Dishwasher, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 10th, 2025
Days on Market	2
Zoning	R-L

### Listing Details

Listing Office	Lethbridge Real Estate.com
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