\$455,000 - 364 Heritage Crescent W, Lethbridge

MLS® #A2256208

\$455,000

4 Bedroom, 2.00 Bathroom, 1,012 sqft Residential on 0.10 Acres

Heritage Heights, Lethbridge, Alberta

Located in the mature and sought-after neighbourhood of Heritage Heights in west Lethbridge, this clean and move-in ready bi-level home is the full package. The area itself has so much to offerâ€"easy access to the coulees for those who love a good walk, plenty of nearby parks and playgrounds, and all the best west-side amenities just minutes away.

Out front, the inviting patio gives you a perfect spot to enjoy your morning coffee before stepping through the door. Inside, the open-concept main floor greets you with a bright and spacious living room featuring oversized windows that flood the space with natural light. Flowing seamlessly into the dining area and kitchen, you'II find stylish quartz countertops, a crisp updated backsplash, and plenty of room to cook or gather.

The primary bedroom is tucked at the back of the home for extra privacy, offering generous space that easily fits a king-sized bed. Right beside it, the impressive 5-piece bathroom includes dual vanities and a smart layout that feels both practical and luxurious. Another large bedroom rounds out this level, making it ideal for family or guests.

Step just off the kitchen to a raised deck overlooking the beautifully maintained backyard. Down below, a concrete patio adds







even more outdoor living space, complete with a natural gas line ready for your future BBQ setupâ€"or even a cozy fireplace.

The lower level continues to impress with two massive bedrooms, a comfortable family room perfect for movie nights or a quiet kids' hangout, and a 3-piece bathroom with a fully tiled shower.

This home checks all the boxes: mature location, updated finishes, generous space, and an overall feel that's been cared for and well-loved.

Built in 1993

Essential Information

MLS® # A2256208 Price \$455,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,012 Acres 0.10 Year Built 1993

Type Residential

Sub-Type Detached
Style Bi-Level
Status Active

Community Information

Address 364 Heritage Crescent W

T1K 6V9

Subdivision Heritage Heights

City Lethbridge
County Lethbridge
Province Alberta

Amenities

Postal Code

Parking Spaces 5

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Kitchen Island, Open Floorplan, Quartz Counters, Storage, Sump

Pump(s)

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

Heating None

Cooling Central Air

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Storage

Lot Description Back Lane, Back Yard, Landscaped, Lawn, Level

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

Additional Information

Date Listed September 11th, 2025

Days on Market 54

Zoning R-L

Listing Details

Listing Office REAL BROKER

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