# \$495,000 - 50 Heritage Circle W, Lethbridge

MLS® #A2266521

## \$495,000

5 Bedroom, 3.00 Bathroom, 1,362 sqft Residential on 0.11 Acres

Heritage Heights, Lethbridge, Alberta

Welcome to this bright and inviting 5 bedroom, 3 bathroom modified bi-level located in Heritage Heights. With direct access to a park and scenic walking paths to the coulees. This well maintained home has been tastefully updated throughout.

Natural light and vaulted ceilings create a welcoming atmosphere the moment you walk in. The spacious main living area features a cozy gas fireplace, ideal for relaxing evenings with family. The kitchen and dining areas flow seamlessly together, making entertaining a breeze.

With five bedrooms including a large primary suite above the garage, and three bathrooms, there's plenty of space for a growing family or guests. The lower level offers great additional living space, perfect for a family room, home office, or play area.

Outside, enjoy the convenience of nearby green spaces and walking trails right at your doorstep, along with a yard and a covered deck that is ideal for outdoor gatherings or quiet mornings.

This home truly has it all and is completely move-in ready! Make it yours today.







Built in 2002

## **Essential Information**

MLS® # A2266521 Price \$495.000 Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 1,362 Acres 0.11

Year Built 2002

Type Residential
Sub-Type Detached
Style Bi-Level

Status Active

## **Community Information**

Address 50 Heritage Circle W

Subdivision Heritage Heights

City Lethbridge County Lethbridge

Province Alberta
Postal Code T1K 7T3

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Central Vacuum, Jetted Tub, No Animal Home, No Smoking Home,

Pantry, Sump Pump(s)

Appliances Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator,

Stove(s), Washer/Dryer

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features Other

Lot Description Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

## **Additional Information**

Date Listed October 31st, 2025

Days on Market 1

Zoning R-SL

# **Listing Details**

Listing Office Royal Lepage South Country - Lethbridge

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