

# \$325,000 - 53, 762 Heritage Boulevard W, Lethbridge

MLS® #A2201285

**\$325,000**

3 Bedroom, 3.00 Bathroom, 1,248 sqft  
Residential on 0.03 Acres

Heritage Heights, Lethbridge, Alberta

Experience modern condo living in this beautiful unit located at #53 762 Heritage Boulevard W in Lethbridge's desirable Heritage Heights neighborhood. This attractive Lethbridge condo features three spacious bedrooms, one full and two half bathrooms, and a versatile finished rec room, perfect for entertaining or relaxing with family. The expansive open-concept living room boasts a striking 12-foot ceiling and stylish laminate flooring that enhances the contemporary feel. The generous kitchen is designed to impress with abundant storage, and a layout ideal for entertaining. Step out onto the generous deck to enjoy your coulee view or take advantage of the attached garage for added convenience. With its prime location near the university, local schools, and public transit, this property offers the perfect blend of comfort and accessibility.

Ideal for both first-time buyers and savvy investors, this modern condo is a true gem in Lethbridge real estate. Don't miss the opportunity to embrace a lifestyle defined by comfort, convenience, and quality finishes in one of Alberta's most sought-after communities. Contact your favourite REALTOR® to view today.

Built in 2005

## Essential Information

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Price	\$325,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,248
Acres	0.03
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	53, 762 Heritage Boulevard W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0W1

### **Amenities**

Amenities	None, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	No Animal Home, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

### **Exterior**

Exterior Features	None
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	18
Zoning	R-37

### **Listing Details**

Listing Office	eXp Realty of Canada
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