

\$449,900 - 164 Heritage Crescent W, Lethbridge

MLS® #A2214592

\$449,900

6 Bedroom, 3.00 Bathroom, 1,247 sqft
Residential on 0.10 Acres

Heritage Heights, Lethbridge, Alberta

Welcome to Heritage Heights, one of Lethbridge's most desirable neighbourhoods! This spacious home offers a total of 6 bedrooms and 3 full bathrooms across 2,340 sq ft of developed living space, making it perfect for families, multi-generational living, or those needing extra space.

With 3 bedrooms upstairs and 3 more on the lower level, there's plenty of room for everyone. The main floor features a great-sized living room, kitchen, and dining area—perfect for everyday life and entertaining. The basement offers a large family room that's ideal for movie nights, games, or a rec area.

A separate entry into the basement adds flexibility and convenience—great for extended family, guests, or even future suite potential.

Step outside to a generous backyard with a deck for BBQs and outdoor enjoyment. A double attached garage provides extra storage and year-round parking comfort.

Located close to the University of Lethbridge, parks, walking paths, coulees, and nearby amenities, with quick access to major highways, this home truly has it all.

Take a look at the photos and virtual tour to



see if this is the home youâ€™ve been waiting for!

Built in 1993

Essential Information

MLS® #	A2214592
Price	\$449,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,247
Acres	0.10
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	164 Heritage Crescent W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7A7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

Interior

Interior Features	Separate Entrance, Storage
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Freezer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes

Basement Exterior Entry, Finished, Full

Exterior

Exterior Features Private Entrance
Lot Description Back Lane, Back Yard
Roof Asphalt
Construction Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 24th, 2025
Zoning R-L

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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