

# \$485,000 - 162 Heritage Place W, Lethbridge

MLS® #A2244553

**\$485,000**

5 Bedroom, 4.00 Bathroom, 1,333 sqft  
Residential on 0.13 Acres

Heritage Heights, Lethbridge, Alberta

Welcome to the home you've been waiting for! This beautiful Heritage Place bungalow is perfectly situated just steps from the coulees and offers stunning views of the iconic High-Level Bridge. Nestled on a quiet cul-de-sac off the main drive, this spacious 5-bedroom, 3-bathroom home offers comfort, functionality, and outdoor lifestyle right at your doorstep.

The main floor features three bedrooms, two full bathrooms, and convenient main floor laundry. The fully developed basement includes two additional bedrooms, another full bathroom, and a large family room with a cozy fireplace—perfect for entertaining, relaxing, or creating your ideal workout space.

Large windows throughout both levels flood the home with natural light and provide picturesque views of the beautifully landscaped backyard. Enjoy multiple outdoor seating areas, including a charming front porch and a covered back deck—ideal for year-round enjoyment.

The attached double garage with built-in shelving offers ample storage, while the extended driveway provides plenty of off-street parking, including space for a trailer.

Whether you love biking the trails, enjoying scenic views, or simply need room for your growing family, this home checks all the



boxes!

Built in 1994

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244553    |
| Price          | \$485,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,333       |
| Acres          | 0.13        |
| Year Built     | 1994        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 162 Heritage Place W |
| Subdivision | Heritage Heights     |
| City        | Lethbridge           |
| County      | Lethbridge           |
| Province    | Alberta              |
| Postal Code | T1K 6X9              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Walk-In Closet(s)                                                  |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Stove(s), Window Coverings |
| 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, Cul-De-Sac, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                                          |
| Construction      | Stucco                                                   |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 19               |
| Zoning         | R-L              |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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