

\$349,900 - 39, 762 Heritage Boulevard W, Lethbridge

MLS® #A2247414

\$349,900

3 Bedroom, 3.00 Bathroom, 1,220 sqft

Residential on 0.05 Acres

Heritage Heights, Lethbridge, Alberta

Welcome to this 1,335 sq. ft. multi-level condo, offering a unique and functional layout perfect for first-time homeowners or investors looking for a rental property. With up to two pets allowed (with board approval), this home combines comfort, style, and flexibility.

As you enter, youâ€™re welcomed by a bright foyer with access to your 11â€™ x 19â€™ attached garage, providing both convenience and extra storage.

Heading up to the next level, youâ€™ll find a spacious living room with plenty of natural light ideal for relaxing or entertaining.

From here, step up to the heart of the home, a bright kitchen and dining area that overlooks the living room below, creating an open, connected feel. This level also includes a half bathroom combined with in-suite laundry for everyday convenience.

On the upper level, youâ€™ll discover three bedrooms, including a generous primary suite with a private ensuite, plus a second full bathroom to serve the other bedrooms.

The basement offers a flexible, open space ready for a rec room, games area, or home gym, the choice is yours. Dont miss out on this affordable opportunity!

Built in 2005

Essential Information

MLS® # A2247414

Price \$349,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,220
Acres	0.05
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

Community Information

Address	39, 762 Heritage Boulevard W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K0W1

Amenities

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

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 12th, 2025

Days on Market 1

Zoning R-37

Listing Details

Listing Office Real Estate Centre - Fort Macleod

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.