

# \$479,900 - 30 Heritage Crescent W, Lethbridge

MLS® #A2255278

**\$479,900**

4 Bedroom, 3.00 Bathroom, 1,246 sqft

Residential on 0.10 Acres

Heritage Heights, Lethbridge, Alberta

Welcome to 30 Heritage Crescent W, a stunning, move-in ready family home in a highly convenient West Side location. This immaculately maintained property features hardwood and tile flooring throughout, complemented by quartz counters in both the kitchen and bathrooms. Vaulted ceilings on the main floor add to the sense of openness, while the front living room provides a warm, welcoming space to enjoy your morning coffee or unwind with a book in the evening. The kitchen is the heart of the home, filled with natural light from a skylight and a large picture window in the dining area. From here, step onto the expansive composite deck patio – perfect for entertaining or quiet evenings outdoors. Upstairs, the primary bedroom offers dual closets and a 4-piece ensuite with dual vanity sinks. Two additional bedrooms share a well-appointed 4-piece bathroom. The third level is designed for gatherings, featuring a spacious family room with a gas fireplace, a dry bar, and a convenient 3-piece bathroom combined with laundry. The lower level includes a fourth bedroom, ideal for guests or a home office, along with ample storage and utility space. Additional highlights include central AC, central vacuum with attachments, a beautiful backyard with a full vegetable garden. The double attached garage is insulated, painted, and provides plenty of storage. Located just 6 minutes from the University of Lethbridge, and only 1 minute from groceries, dining, and more, this home



offers the perfect balance of convenience and comfort. Call your REALTOR® today to book a private viewing of 30 Heritage Crescent W!

Built in 1993

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2255278      |
| Price          | \$479,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,246         |
| Acres          | 0.10          |
| Year Built     | 1993          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 30 Heritage Crescent W |
| Subdivision | Heritage Heights       |
| City        | Lethbridge             |
| County      | Lethbridge             |
| Province    | Alberta                |
| Postal Code | T1K 6S3                |

### Amenities

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

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Vaulted Ceiling(s), Bar       |
| Appliances        | Dishwasher, Refrigerator, See Remarks, Stove(s), Washer/Dryer |
| 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, Front Yard, Landscaped, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Stucco, Wood Frame                                                |
| Foundation        | Poured Concrete                                                   |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 7                    |
| Zoning         | R-L                  |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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