

# **\$273,900 - 36, 762 Heritage Boulevard W, Lethbridge**

MLS® #A2207528

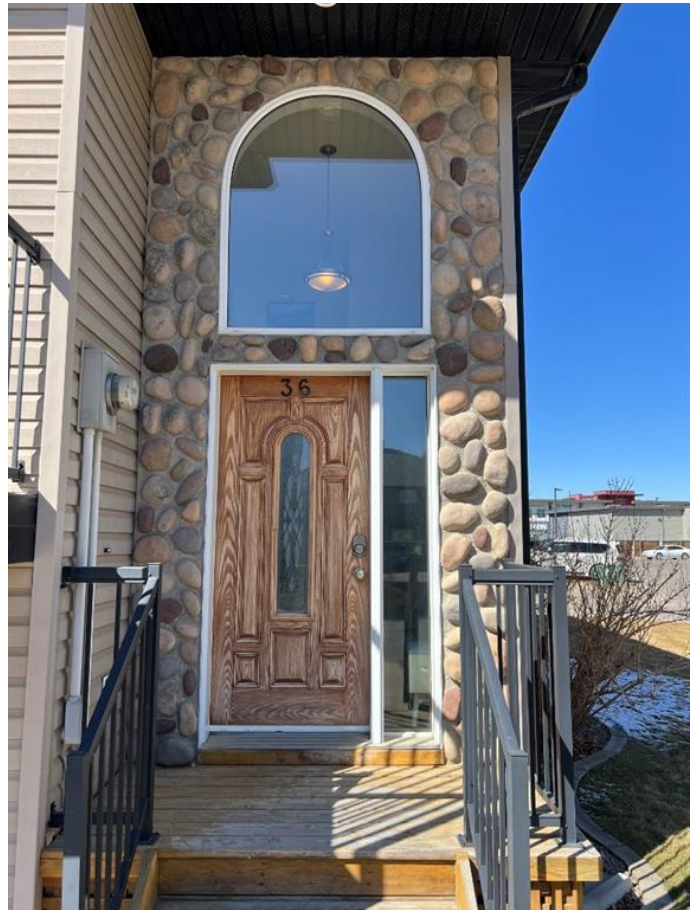
**\$273,900**

3 Bedroom, 2.00 Bathroom, 661 sqft

Residential on 0.00 Acres

Heritage Heights, Lethbridge, Alberta

Are you looking for an affordable home? With easy access to all the amenities West Lethbridge has to offer? Look no further! This 3 bedroom 1.5 bath home is great for students, young families, professionals, first-time buyers and anyone else, looking for a Condo maintained Townhome. This end unit has a generous amount of windows facing both east and west, and has a great interior location within Mason's Point Landing. Enjoy the morning and evening sunshine without the heat of the midday sun. Enjoy shelter from those windy days on either deck depending on the what each day brings. Approaching the home you will notice a large parking pad with plenty of room for 2 vehicles and the east facing deck to enjoy the morning sun. Step inside the soon-to-be-yours home and enjoy the open to above entry with plenty of natural light. Take the steps up to the living room, and picture your friends, family, or guests here, a place to make memories. On the main floor there is a good size half bath for convenience and for guests. The tiled floor sets apart the dining room from the living room with ample room for friends and family. A plus for this floor plan is the spacious 4 appliance kitchen around the corner for those inspired in-house-chefs. Just off the dining room is a large deck, fantastic for BBQing, relaxing in the sun, and eating outdoors. From the deck you can also enjoy a partial view of the shared green space in the centre of the complex. Moving down stairs you will find storage under



the stairs, the utility room neatly tucked in a closet, and the laundry as well. With further exploration youâ€™ll find two good size bedrooms and a large primary bedroom. The well equipped 4 piece bathroom finishes off this level. Come and see this affordable-fantastic home, in a walkable community, near parks, grocery stores, and much more, with public transit stops nearby and super easy access to major routes with your own vehicle. Book a showing today! This home wonâ€™t last long!

Built in 2005

**Essential Information**

MLS® #	A2207528
Price	\$273,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	661
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

**Community Information**

Address	36, 762 Heritage Boulevard W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0W1

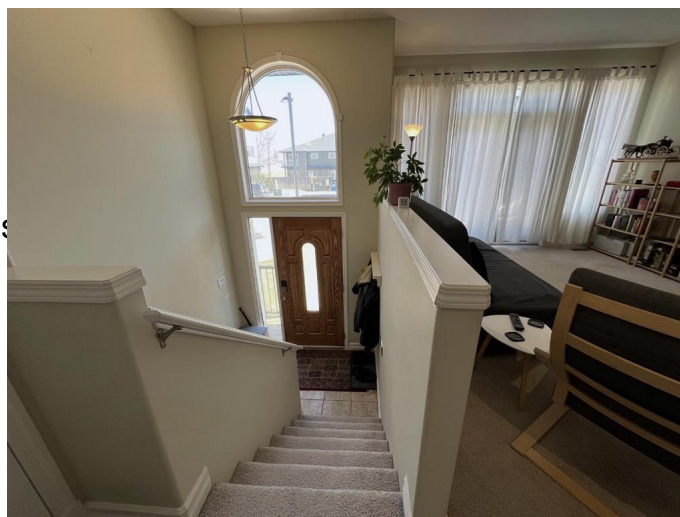
**Amenities**

Amenities	Parking, Visitor Parking
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Parking Spaces 2  
Parking Parking Pad, Asphalt

## Interior

Interior Features Ceiling Fan(s), Master Downstairs  
Appliances Dishwasher, Dryer, Electric Washer  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Finished, Full



## Exterior

Exterior Features Balcony  
Lot Description Backs on to Park/Green Space, Few Trees  
Roof Asphalt Shingle  
Construction Concrete, Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed April 3rd, 2025  
Days on Market 26  
Zoning R-37 Medium Density Resid

## Listing Details

Listing Office Real Estate Centre - Coaldale

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