\$499,000 - 10, 240 Heritage Boulevard, Lethbridge

MLS® #A2198439

\$499,000

2 Bedroom, 3.00 Bathroom, 1,213 sqft Residential on 0.00 Acres

Heritage Heights, Lethbridge, Alberta

A rare find in Heritage Villas of west Lethbridge. This adult style community with close proximity to the coulees is ideal for a worry free, quiet lifestyle in this well maintained neighbourhood. This unit has had an extensive main floor renovation complete with new ensuite updated kitchen, flooring, painting and decorating. The main floor with its open floor plan is bright and inviting. The large master bedroom has a newly renovated ensuite and walk in closet The lower level which walks out to a green space has a spacious family room, guest room with large en suite, and a large storage room This is a condo that you'II appreciate and feel at home here with the lawn care and snow removal taken care of. Quick access to coulee views and walking trails as well as groceries, shopping and restaurants is a great bonus. Come have a look today!

Built in 1998

Essential Information

MLS® # A2198439 Price \$499,000

Bedrooms 2

Bathrooms 3.00

Full Baths 2

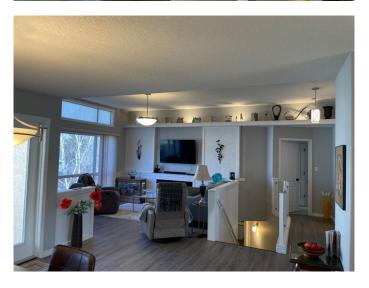
Half Baths 1

Square Footage 1,213

Acres 0.00







Year Built 1998

Type Residential

Sub-Type Semi Detached

Style Bungalow, Side by Side

Status Active

Community Information

Address 10, 240 Heritage Boulevard

Subdivision Heritage Heights

City Lethbridge
County Lethbridge
Province Alberta
Postal Code t1k7h3

Amenities

Amenities Other

Parking Spaces 4

Parking Double Garage Attached, Off Street

of Garages 2

Interior

Interior Features Double Vanity, High Ceilings, Open Floorplan, Walk-In Closet(s)

Appliances Dishwasher, Refrigerator, Window Coverings, Electric Range,

Washer/Dryer

Heating Central
Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Great Room, Insert

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Features Balcony, BBQ gas line

Lot Description Gentle Sloping, Standard Shaped Lot

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

Additional Information

Date Listed March 6th, 2025

Days on Market 114

Zoning R-cm-20

HOA Fees 475

HOA Fees Freq. MON

Listing Details

Listing Office Onyx Realty Ltd.

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.