

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

MLS® #A2198439

## \$499,000

2 Bedroom, 3.00 Bathroom, 1,213 sqft

Residential on 0.00 Acres

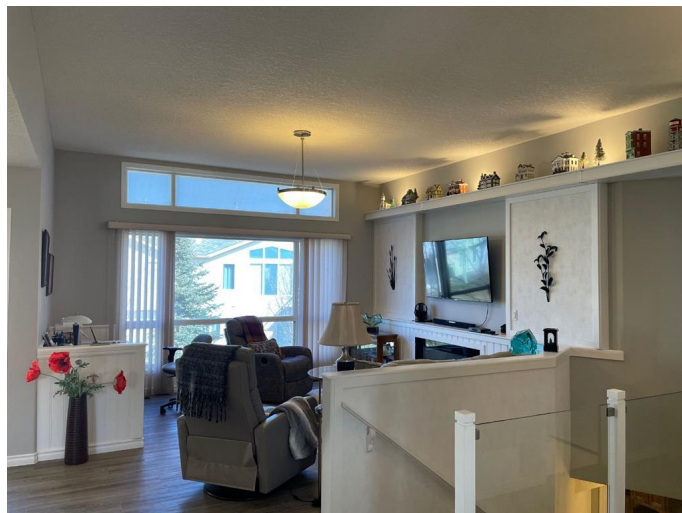
Heritage Heights, Lethbridge, Alberta

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 youâ€™ll 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, Open Floorplan, Walk-In Closet(s), High Ceilings
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	Finished, Full

### **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	125
Zoning	R-cm-20
HOA Fees	475
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	Onyx Realty Ltd.
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.