

\$509,000 - 80 Heritage Circle W, Lethbridge

MLS® #A2230902

\$509,000

5 Bedroom, 3.00 Bathroom, 1,308 sqft

Residential on 0.12 Acres

Heritage Heights, Lethbridge, Alberta

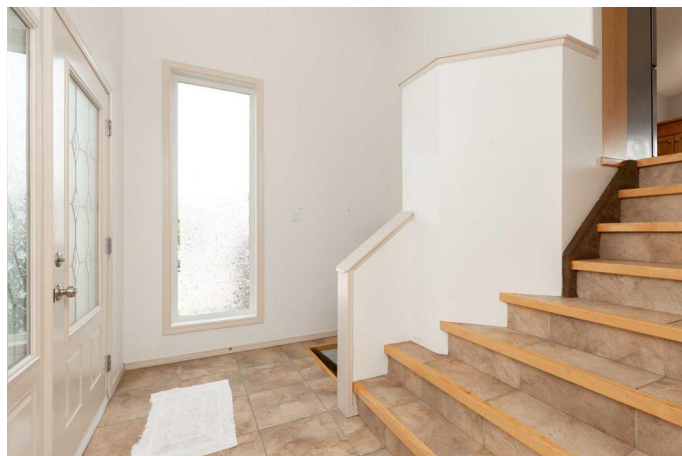
On a corner lot in a quiet cul-de-sac in family-friendly Heritage Heights, this suited (non-conforming) 5-bed, 3-bath home has the layout, updates, and location that checks all the boxes. Upstairs offers 3 bedrooms, 2 full baths, A/C, and a bright open-plan main floor with access to a massive deck—perfect for entertaining. Downstairs features a 2-bed, 1-bath walkout illegal suite with separate entrance, shared laundry, and loads of natural light, making it an ideal mortgage helper or investment opportunity.

Updates include a new roof within the last 5 years and a hot water tank replaced in 2021. The double attached garage adds extra space for parking and storage. Whether you're looking for a revenue property or a flexible family setup, this one delivers.

Built in 2003

Essential Information

MLS® #	A2230902
Price	\$509,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,308
Acres	0.12
Year Built	2003



Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	80 Heritage Circle W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7T3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Stove(s)
Heating	Natural Gas, Central, Electric
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2025
Days on Market	18

Zoning

R-L

Listing Details

Listing Office

Lethbridge Real Estate.com

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.