

# \$285,000 - 26, 720 Heritage Boulevard W, Lethbridge

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MLS® #A2246112

**\$285,000**

4 Bedroom, 2.00 Bathroom, 855 sqft

Residential on 0.06 Acres

Heritage Heights, Lethbridge, Alberta

Welcome to a fantastic investment opportunity or the perfect starter home to move your family into!

With four bedrooms—two on the main floor and two in the basement—there's plenty of space for everyone.

Located in West Point Village, a desirable bare land condo development, this home features two full bathrooms and two generous living areas, including a cozy basement family room with a gas fireplace.

Enjoy your morning coffee or summer barbecues on the front deck or in your private fenced back yard.

You'll also appreciate the off-street parking, providing hassle-free access and added security for your vehicle.

This home is a half duplex, just steps from shopping, restaurants, and with quick access to Highway 3.

With a great layout and unbeatable location, this one won't last long!

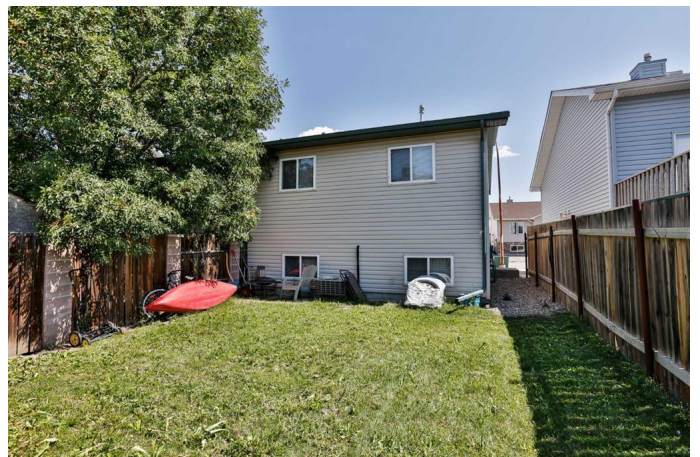
?? Call your favourite REALTOR® today to book a showing!

Built in 2002

## Essential Information

MLS® #

A2246112



|                |                        |
|----------------|------------------------|
| Price          | \$285,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 855                    |
| Acres          | 0.06                   |
| Year Built     | 2002                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 26, 720 Heritage Boulevard W |
| Subdivision | Heritage Heights             |
| City        | Lethbridge                   |
| County      | Lethbridge                   |
| Province    | Alberta                      |
| Postal Code | T1K 7X2                      |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Laundry                 |
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                            |
| Appliances        | Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, Stove(s), Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                   |
| Cooling           | Central Air                                                                               |
| Fireplace         | Yes                                                                                       |
| # of Fireplaces   | 1                                                                                         |
| Fireplaces        | Basement, Gas                                                                             |
| Has Basement      | Yes                                                                                       |
| Basement          | Finished, Full                                                                            |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |                                      |
|-----------------|--------------------------------------|
| Lot Description | Street Lighting, Standard Shaped Lot |
| Roof            | Asphalt Shingle                      |
| Construction    | Vinyl Siding, Wood Frame             |
| Foundation      | Poured Concrete                      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 14               |
| Zoning         | R-37             |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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