

# \$495,000 - 50 Heritage Circle W, Lethbridge

MLS® #A2266521

**\$495,000**

5 Bedroom, 3.00 Bathroom, 1,362 sqft

Residential on 0.11 Acres

Heritage Heights, Lethbridge, Alberta

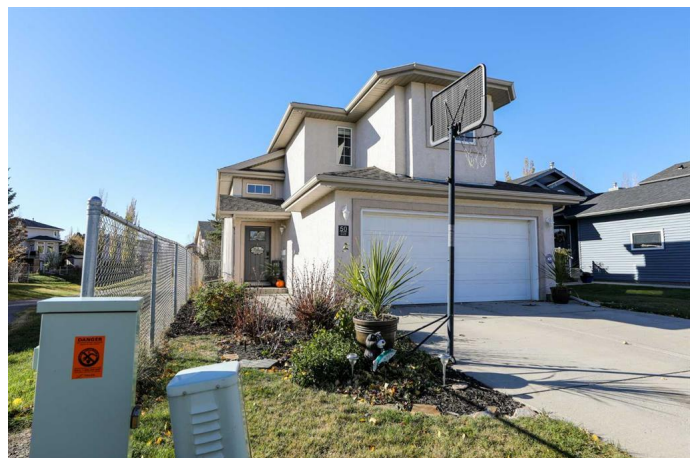
Welcome to this bright and inviting 5 bedroom, 3 bathroom modified bi-level located in Heritage Heights. With direct access to a park and scenic walking paths to the coulees. This well maintained home has been tastefully updated throughout.

Natural light and vaulted ceilings create a welcoming atmosphere the moment you walk in. The spacious main living area features a cozy gas fireplace, ideal for relaxing evenings with family. The kitchen and dining areas flow seamlessly together, making entertaining a breeze.

With five bedrooms including a large primary suite above the garage, and three bathrooms, there's plenty of space for a growing family or guests. The lower level offers great additional living space, perfect for a family room, home office, or play area.

Outside, enjoy the convenience of nearby green spaces and walking trails right at your doorstep, along with a yard and a covered deck that is ideal for outdoor gatherings or quiet mornings.

This home truly has it all and is completely move-in ready! Make it yours today.



Built in 2002

## Essential Information

MLS® # A2266521

Price \$495,000

|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,362       |
| Acres          | 0.11        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 50 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 | Central Vacuum, Jetted Tub, No Animal Home, No Smoking Home, Pantry, Sump Pump(s)             |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                                                    |
| Cooling           | Central Air                                                                                   |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Gas                                                                                           |
| Has Basement      | Yes                                                                                           |
| Basement          | Full                                                                                          |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                              |
|-----------------|------------------------------|
| Lot Description | Backs on to Park/Green Space |
| Roof            | Asphalt Shingle              |
| Construction    | Mixed                        |
| Foundation      | Poured Concrete              |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 8                  |
| Zoning         | R-SL               |

### **Listing Details**

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | Royal LePage South Country - Lethbridge |
|----------------|-----------------------------------------|

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