

# \$525,000 - 484 Heritage Boulevard W, Lethbridge

MLS® #A2213918

**\$525,000**

4 Bedroom, 3.00 Bathroom, 1,306 sqft

Residential on 0.12 Acres

Heritage Heights, Lethbridge, Alberta

**\*\*Stunning Home in West Lethbridge â€” A Perfect Blend of Comfort and Style\*\***

When you enter this beautifully designed home, you are greeted by a spacious foyer area with high ceilings that are flooded with natural light. The foyer includes a double closet, and hardwood floors on the staircase, complemented by spindle and maple railings, that lead you to the main floor. As you walk into the open-concept main living area, you'll notice the vaulted ceilings, freshly painted cabinets, and bright quartz countertops and white sill granite sink. The modern kitchen features a newer gas range and a stylish backsplash, making it a perfect space for cooking and entertaining. The view from your main living area is truly spectacular, showcasing Lethbridgeâ€™s iconic Coal Mineshaft. Just off the dining room, youâ€™ll find a deck and concrete patio area, as well as a hot tub deck conveniently located just steps awayâ€”ideal for relaxation and outdoor gatherings. The backyard offers a tiered flower bed area and minimal lawn to maintain, providing a beautiful yet low-maintenance outdoor space. On the main floor, you will find a laundry room equipped with a side-by-side washer and dryer, along with extra cabinets for storage. This level also features a four-piece bathroom, a spare bedroom, and the primary bedroom that boasts vaulted ceilings. The en suite is a luxurious retreat, complete with a huge soaker tub, a three-foot shower, a large vanity, and a medicine cabinet for additional



storage. The basement is bright and inviting, since itâ€™s a bi-level featuring large windows that let in plenty of light. It includes a wet bar with slate backsplash, floating shelves, and a mini fridgeâ€”perfect for entertaining. A cozy gas fireplace completes the corner of the basement, adding warmth and ambiance. Additionally, there are two good sized bedrooms in the basement with a four-piece bathroom conveniently located between them. Recent updates to the home include a new hot water tank installed in September 2024 and a new roof that was added in 2019. Donâ€™t miss out on this home in Heritage, call your favorite REALTORÂ® today to schedule a showing!

Built in 2003

**Essential Information**

MLS® #	A2213918
Price	\$525,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,306
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	484 Heritage Boulevard W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7V9

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Lawn, No Neighbours Behind, Street Lighting, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 25th, 2025
Days on Market	9
Zoning	R-SL

## Listing Details

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

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.