

# \$550,000 - 14 Heritage Circle W, Lethbridge

MLS® #A2245092

## \$550,000

4 Bedroom, 3.00 Bathroom, 1,555 sqft

Residential on 0.12 Acres

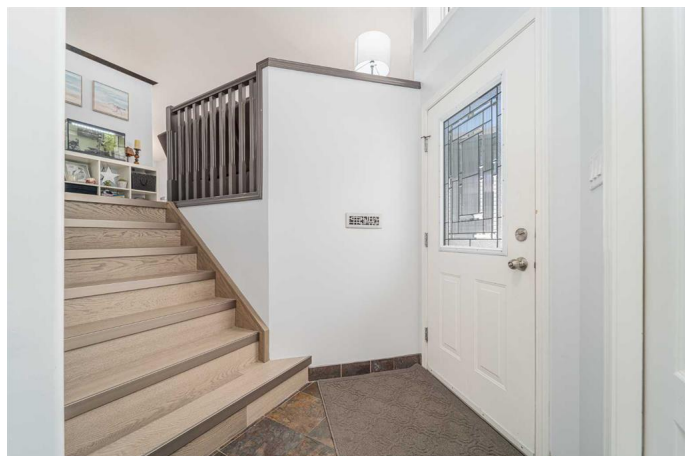
Heritage Heights, Lethbridge, Alberta

Come check out this beautifully updated family home backing onto a serene park in desirable Heritage Circle! This move-in ready property boasts soaring vaulted ceilings, an open main floor with gourmet kitchen featuring granite counters and stainless steel appliances, and two spacious bedrooms plus a renovated main bath. The private primary suite above the garage offers a spa-like ensuite with rain head shower, huge walk-in closet, and tons of space for all your bedroom furniture. The walkout basement includes a large family room with wet bar, fourth bedroom, and a renovated bathroom. Enjoy direct park access, a friendly neighborhood, nearby schools, shopping, and only an 8 min drive to the 3rd largest YMCA in North America! Call your favourite REALTOR® today!

Built in 2000

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2245092    |
| Price          | \$550,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,555       |
| Acres          | 0.12        |
| Year Built     | 2000        |
| Type           | Residential |



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

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 14 Heritage Circle W |
| Subdivision | Heritage Heights     |
| City        | Lethbridge           |
| County      | Lethbridge           |
| Province    | Alberta              |
| Postal Code | T1K 7M8              |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Double Garage Attached, Concrete Driveway |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Jetted Tub, Vaulted Ceiling(s), Wet Bar                                                                |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Wall/Window Air Conditioner |
| Heating           | Forced Air, Natural Gas                                                                                |
| Cooling           | Central Air                                                                                            |
| Has Basement      | Yes                                                                                                    |
| Basement          | Finished, Full                                                                                         |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | None                                                   |
| Lot Description   | Back Yard, Front Yard, Landscaped, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                        |
| Construction      | Vinyl Siding                                           |
| Foundation        | Poured Concrete                                        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 66               |
| Zoning         | R-L              |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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