

# \$364,900 - 35, 762 Heritage Boulevard W, Lethbridge

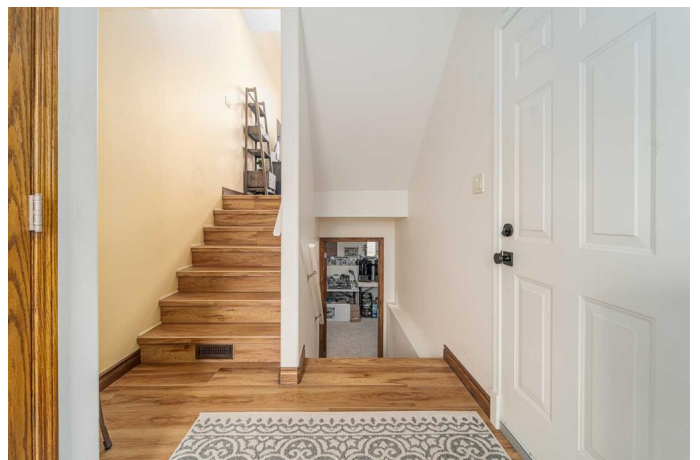
MLS® #A2202248

**\$364,900**

3 Bedroom, 3.00 Bathroom, 1,223 sqft  
Residential on 0.05 Acres

Heritage Heights, Lethbridge, Alberta

Truly One-of-a-Kind! This stunning END unit townhome condo stands in a class of its own, fully modernized with high-end upgrades throughout. Enjoy new flooring, stylish light fixtures, 2 tone cabinets, and beautifully updated bathrooms in both of the ensuites located on the top floor. The renovated kitchen is a showstopper, featuring sleek extended cabinetry, granite countertops, and stainless steel appliances. The open-concept layout includes a spacious dining area with views of the front yard, plus a convenient two-piece bath and laundry. The laundry machines are brand new and installed just this year. The main level is bright and airy, with expansive windows that flood the space with natural light and provide a seamless connection to your private outdoor living area. On the top level, the luxurious primary suite offers a generous layout with room for a cozy sitting area or even a yoga/meditation space. The walk-through closet leads to a gorgeous ensuite with dual sinks and a tiled shower. The third bedroom is located on the lower level and is currently set up as a hobby room. This is an END unit tucked at the back of the complex because of this the home offers extra privacy and minimal traffic—perfect for enjoying summer evenings on your deck. With a low condo fee of just \$315/month and professional management, this gem is in pristine condition and move-in ready. Don't miss your chance to own this exceptional property! Contact your favourite REALTOR® today!



Built in 2005

## Essential Information

MLS® #	A2202248
Price	\$364,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,223
Acres	0.05
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

## Community Information

Address	35, 762 Heritage Boulevard W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0W1

## Amenities

Amenities	None
Parking Spaces	2
Parking	Garage Door Opener, Garage Faces Front, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Built-in Features, Chandelier, High Ceilings, No Smoking Home
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	3
Has Basement	Yes

Basement Finished, Full

## Exterior

Exterior Features Balcony, None

Lot Description Landscaped

Roof Asphalt Shingle

Construction Cedar, Concrete, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 13th, 2025

Days on Market 41

Zoning R-37

## Listing Details

Listing Office REAL BROKER

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