

# \$689,900 - 4 Heritage Point W, Lethbridge

MLS® #A2210338

**\$689,900**

4 Bedroom, 4.00 Bathroom, 2,819 sqft

Residential on 0.15 Acres

Heritage Heights, Lethbridge, Alberta

Location, Elegance and room for your growing family or Executive living on a corner lot in an amazing community. The oversized and extra tall garage is perfect for your toys with loads of room for hoists. This well cared for and loved home has had many upgrades in the last year. New taps and lights throughout, along with new appliances, painting and landscaping also been partially updated. Come see this beautiful two story family home with a walk out basement in the wonderful Heritage Heights community. This massive property features over 4000 square feet of finished living space. Welcome to this stunning two-story home with an open main floor plan boasting a tile entry and hardwood flooring. Walk in to see your beautiful naturally lit den. The gourmet kitchen is a chef's dream, featuring floor-to-ceiling cabinets, granite countertops, stainless steel appliances, a spacious granite top island, and a large corner pantry. The living room features a natural gas fireplace with a custom woodwork mantle. Adjacent to the kitchen, you'll find a charming breakfast dining with garden doors leading to the first of two decks. The main floor also includes a formal dining room next to the living room, with another set of garden doors opening to a private second deck. Other main floor features include a laundry room and a 2-piece bath. The second level boasts a massive, enclosed bonus/flex room that has been pre-wired for a 7.1 channel surround system - great for a kids playroom or a family movie room! This floor



features three bedrooms, including a primary bedroom with a spacious 5-piece ensuite that includes a tub/shower combo, a double vanity, and a walk-in closet. The walk-out basement offers a generous family room and a fourth bedroom. The basement also includes a 3-piece bath with a stand-up shower and double doors leading to the covered patio. Located just a short walk from the coulees and Heritage Point Park. Call your favorite REALTOR® today so as not miss out on this opportunity.

Built in 2007

### Essential Information

MLS® #	A2210338
Price	\$689,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,819
Acres	0.15
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	4 Heritage Point W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7Z4

### Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected,
-----------	--

Garbage Collection, Phone Available, Sewer Connected, Water Connected

Parking Spaces 4

Parking Aggregate, Double Garage Attached, Garage Faces Front, Insulated, Off Street, Oversized

# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Range, Refrigerator, Stove(s), Washer/Dryer

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Blower Fan, Family Room, Gas, Factory Built

Has Basement Yes

Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Balcony, Private Yard, Rain Gutters

Lot Description Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, Rolling Slope

Roof Cedar Shake

Construction Aluminum Siding, Silent Floor Joists, Stucco

Foundation Poured Concrete

### Additional Information

Date Listed April 9th, 2025

Days on Market 70

Zoning R-L

### Listing Details

Listing Office Onyx Realty Ltd.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.