

# \$469,900 - 86 Heritage Boulevard W, Lethbridge

MLS® #A2237590

**\$469,900**

4 Bedroom, 3.00 Bathroom, 1,216 sqft

Residential on 0.11 Acres

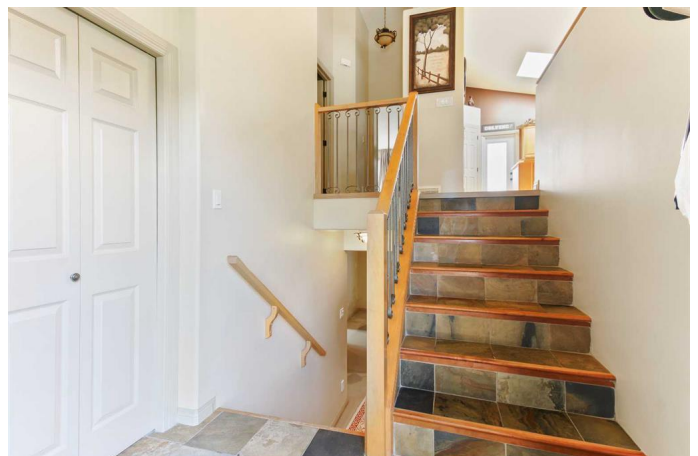
Heritage Heights, Lethbridge, Alberta

Welcome home to 86 Heritage Blvd W in Lethbridge! This amazing bi-level home has it all. The main level is nice and open with big windows to allow plenty of natural light. The living room at the front of the home will be great for relaxation while the kitchen and dining room have tons of room for family dinners. This level features a primary bedroom complete with a 3pc ensuite, a walk-in closet, and a walkout to the deck. There's also another bedroom on this level. Moving downstairs, you have a large family room perfect for entertaining. The basement also has two more bedrooms, an office, and laundry. The front of the home has a driveway and an attached double garage for all of your parking needs. Out back, you have a nice big deck for those warm summer evenings and some green space. Don't wait, contact your favourite REALTOR® now!

Built in 2003

## Essential Information

MLS® #	A2237590
Price	\$469,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,216
Acres	0.11
Year Built	2003



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

### Community Information

Address	86 Heritage Boulevard W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K6R9

### Amenities

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

### Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Window Coverings, ENERGY STAR Qualified Dishwasher
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	July 7th, 2025
Days on Market	22
Zoning	R-L

## **Listing Details**

Listing Office	Onyx Realty Ltd.
----------------	------------------

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.