

**57, 762 Heritage Boulevard W  
Lethbridge, Alberta**

**MLS # A2245894**



**\$354,900**

<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,233 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 315
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-37
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Vinyl Windows		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener and control, microwave, a/c unit

Experience comfortable and well-planned living in this attractive three-bedroom condo located in sought-after Heritage Heights on Lethbridge's westside. A spacious front foyer welcomes you up to a bright main floor where the living room features large windows that flood the space with natural light and frame beautiful coulee views. Just off the living area, enjoy a large, covered deck—ideal for relaxing or hosting guests. The kitchen includes a decorative pass-through to the living room, giving it an open feel, while the nearby dining space is conveniently located next to a two-piece bath and laundry room. Upstairs, you'll find two generous secondary bedrooms, a full bath, and a primary retreat with its own walk-in closet and private ensuite. The finished basement adds a nice family room and extra storage space. A single attached garage completes the package. Set in a well-cared-for complex with close proximity to westside conveniences—Tim's, shops, dining, banking, and beautiful walking and cycling trails.