

**16, 720 Heritage Boulevard W  
Lethbridge, Alberta**

**MLS # A2270185**



**\$320,000**

<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,170 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 190
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-37
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer and Dryer, Blinds

Welcome to West Point Condominiums &mdash; a well-maintained duplex-style bare land condo perfectly located in West Lethbridge! This inviting 3-bedroom, 2.5-bath home offers 1,166 sq. ft. above grade plus a beautifully developed basement completed within the last five years. Step inside to find hardwood flooring, heated tile floors, and a bright, open layout that feels instantly like home. The kitchen and dining area flow seamlessly to a good-sized private deck overlooking a fenced backyard &mdash; perfect for morning coffee, BBQs, or relaxing in your own outdoor space. With no neighbour beside you, you'll appreciate the added sense of privacy and peace. Upstairs features two spacious bedrooms and a full bath, while the lower level includes an additional bedroom, bathroom with custom tile shower, and laundry area with extra pot lights, a sliding barn door, and stylish laminate flooring. Recent updates include a new furnace (2018), hot water tank (2021), air conditioning, and a sump pump for extra peace of mind. With low condo fees, this property is ideal for first-time home buyers, downsizers, or anyone looking for a solid revenue property in a prime westside location near shopping, parks, schools, and the University of Lethbridge.