

**60, 762 Heritage Boulevard W  
Lethbridge, Alberta**

**MLS # A2310890**

**\$319,900**



<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse		
<b>Size:</b>	666 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 336
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	R-37
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, Primary Downstairs		

**Inclusions:** None

An exceptional opportunity for investors and first-time buyers in one of Lethbridge's most desirable west side communities. Unit 60 at 762 Heritage Boulevard W is a well-maintained 3-bedroom, 1.5-bathroom multi-level condo in the sought-after neighbourhood of Heritage Heights; currently tenanted at \$1,800/month. The bright, open-concept upper level features a spacious living room, a well-appointed kitchen with ample cabinet space and all appliances included, plus a convenient 2-piece bathroom and dining area; a layout tenants love and buyers appreciate. The lower level hosts all three bedrooms and a full 4-piece bathroom, offering the privacy and separation that makes this floor plan feel more like a home than a condo. Step outside to your private patio; perfect for morning coffee or winding down after a long day. With in-unit laundry, two parking stalls, in-unit storage, and all appliances included (washer, dryer, fridge, stove, microwave, and window coverings), this unit is truly move-in and rent-ready. Parks, playgrounds, schools, restaurants, and shopping are all within easy walking distance. For the first-time buyer, this is your opportunity to own a well-connected, fully equipped home on Lethbridge's desirable west side at an accessible price point.