

**6, 762 Heritage Boulevard W
Lethbridge, Alberta**

MLS # A2319878



\$274,900

Division:	Heritage Heights		
Type:	Residential/Triplex		
Style:	Bi-Level		
Size:	663 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 273
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Primary Downstairs, Storage		

Inclusions: N/A

Welcome to Unit #6 at 762 Heritage Boulevard West, a bright and inviting bi-level condo offering comfort, convenience, and incredible value with condo fees under \$275/month. This unit has been freshly repainted, giving the space a vibrant, move-in-ready feel. The lower level features three spacious bedrooms, with the convenience of laundry located right alongside, making everyday living a breeze. Enjoy outdoor space from both a front and back deck, perfect for morning coffee or evening relaxation. The kitchen offers a comfortable, functional layout ideal for everyday cooking. Additional perks include your own dedicated parking stall. A fantastic opportunity for first-time buyers, downsizers, or investors looking for a low-maintenance property in a great location. Contact your favourite REALTOR today to check it out! *Some interior photos have been digitally edited to remove furniture, personal belongings, and other contents. These images are intended to illustrate the home's layout and features. The property's current appearance may differ from what is shown.