

**58, 762 Heritage Boulevard W
Lethbridge, Alberta**

MLS # A2192093



\$279,900

Division:	Heritage Heights		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	664 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.03 Acre		
Lot Feat:	Other, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 315
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Fridge, Stove, Dishwasher, Dryer, Washer, AC

Welcome to this charming townhouse in the desirable Heritage Heights community on Lethbridge's west side. Ideally located for convenience, you'll love being just minutes from shopping, schools, the University, and major roadways for easy commuting. Inside, you'll find a thoughtfully designed layout. The upper level is perfect for entertaining, featuring a spacious kitchen, dining area, and living room, along with a convenient half-bathroom. Enjoy your morning coffee on the inviting front balcony, or host summer BBQs on the rear deck, which overlooks serene green space with no rear neighbors. The lower level offers a cozy retreat with three bright bedrooms, a full bathroom, and a dedicated laundry space. Large above-grade windows flood the area with natural light, creating a warm and welcoming atmosphere. This well-maintained freshly painted home is truly move-in ready, offering low-maintenance living, with a front parking pad that comfortably fits two vehicles. Whether you're looking to simplify your lifestyle or add a reliable property to your investment portfolio, this townhome is a must-see. Don't miss out on this fantastic opportunity—Call your favourite realtor today for your showing!