

# \$479,900 - 368 Heritage Crescent W, Lethbridge

MLS® #A2228732

**\$479,900**

4 Bedroom, 3.00 Bathroom, 1,033 sqft  
Residential on 0.09 Acres

Heritage Heights, Lethbridge, Alberta

How this home is still on the market is a mystery. Tucked into the well-loved Heritage neighbourhood—where properties rarely stay available for long—this four-level split feels like it was made for growing families. With nearly 1,800 square feet of thoughtfully designed space, a big backyard, and updates throughout, it’s™ the kind of home that welcomes you in and makes you want to stay awhile. From the street, the charm is undeniable. The front yard blooms with flower gardens, while a mature apple tree and lilac bush stand as living reminders of the seasons. In the back, the yard opens wide—perfect for summer barbecues, a soccer net, or simply relaxing. Step inside, and maple hardwood floors guide you through a bright, inviting main level. The kitchen is both beautiful and functional, with granite countertops, a fresh backsplash, a brand-new range-top microwave, and a breakfast bar where mornings begin over coffee and toast. The adjoining dining area flows into a cozy living room, anchored by a wood-burning fireplace with a gas igniter—ready to set the scene for winter evenings and holiday gatherings. Upstairs and down, the home offers four bedrooms, smartly arranged to give everyone their own space. The bathrooms—three in total—have all been stylishly renovated with granite, tile, and modern vanities, blending contemporary design with everyday comfort. The primary suite even includes its own ensuite and walk-in closet, giving you a private



retreat at the end of the day. And then there's the neighborhood itself—quiet, friendly, and walkable. Schools, parks, groceries, and restaurants are all just steps away, with University Drive close enough to make commuting across the city a breeze. Add in the peace of mind of a brand-new roof, a double attached garage, and plenty of storage throughout, and you start to wonder: how has no one claimed this place yet? Because this isn't just a house—it's the backdrop for the next chapter of someone's story. Maybe yours.

Built in 1993

### Essential Information

MLS® #	A2228732
Price	\$479,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,033
Acres	0.09
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	368 Heritage Crescent W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6S3

### Amenities

Parking Spaces	4
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Parking Double Garage Attached, Access, Concrete Driveway,  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Ceiling Fan, Closet(s), Built-in Features, S  
Appliances Dishwasher, Electric Stove, Hood Fan, Washer/Dryer, Wi  
Heating Forced Air, Natural Gas  
Cooling None, Rough-In  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Family Room, Tile  
Has Basement Yes  
Basement Full, Finished



### Exterior

Exterior Features Private Yard, Garden, Private Entrance  
Lot Description Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot, Front Yard, Garden, Private, Standard Shaped Lot, Street Lighting  
Roof Asphalt Shingle  
Construction Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed June 6th, 2025  
Days on Market 95  
Zoning R-L

### Listing Details

Listing Office Century 21 Foothills South Real Estate

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