

\$285,000 - 26, 720 Heritage Boulevard W, Lethbridge

MLS® #A2246112

\$285,000

4 Bedroom, 2.00 Bathroom, 855 sqft

Residential on 0.06 Acres

Heritage Heights, Lethbridge, Alberta

Welcome to a fantastic investment opportunity or the perfect starter home to move your family into!

With four bedrooms—two on the main floor and two in the basement—there's plenty of space for everyone.

Located in West Point Village, a desirable bare land condo development, this home features two full bathrooms and two generous living areas, including a cozy basement family room with a gas fireplace.

Enjoy your morning coffee or summer barbecues on the front deck or in your private fenced back yard.

You'll also appreciate the off-street parking, providing hassle-free access and added security for your vehicle.

This home is a half duplex, just steps from shopping, restaurants, and with quick access to Highway 3.

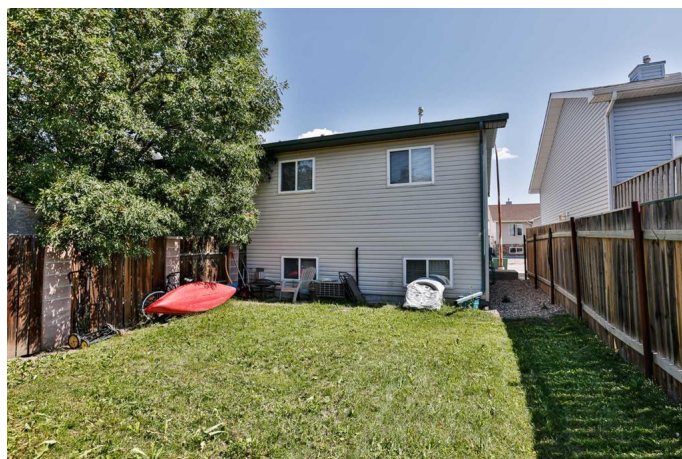
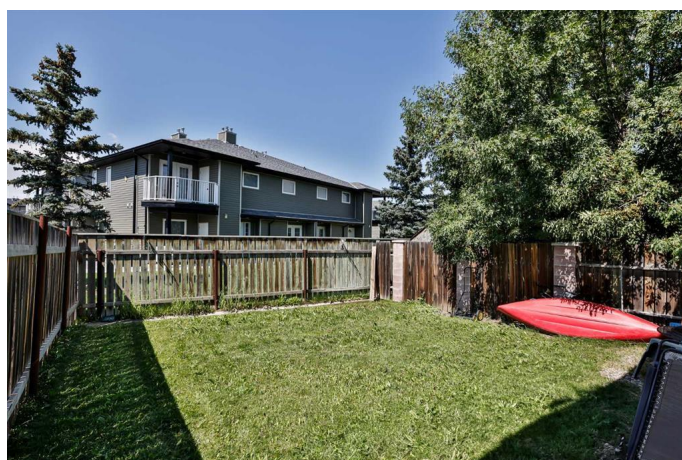
With a great layout and unbeatable location, this one won't last long!

?? Call your favourite REALTOR® today to book a showing!

Built in 2002

Essential Information

MLS® # A2246112



Price	\$285,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	855
Acres	0.06
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	26, 720 Heritage Boulevard W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7X2

Amenities

Amenities	Laundry
Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s)
Appliances	Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
-------------------	---------

Lot Description	Street Lighting, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Zoning	R-37

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.