

\$320,000 - 16, 720 Heritage Boulevard W, Lethbridge

MLS® #A2270185

\$320,000

3 Bedroom, 3.00 Bathroom, 1,170 sqft

Residential on 0.07 Acres

Heritage Heights, Lethbridge, Alberta

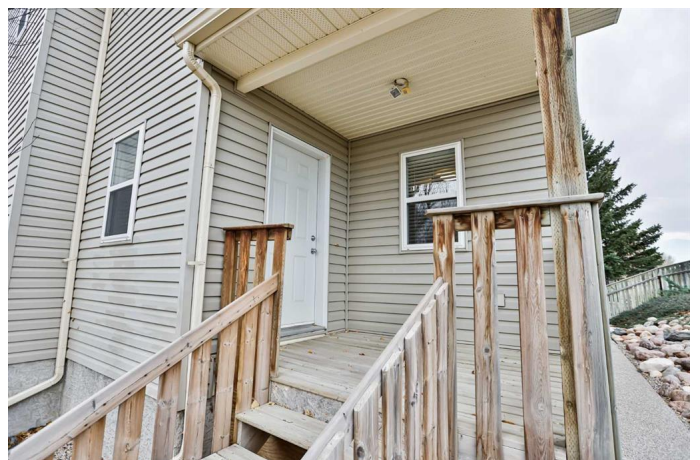
Welcome to West Point Condominiums â€” a well-maintained duplex-style bare land condo perfectly located in West Lethbridge! This inviting 3-bedroom, 2.5-bath home offers 1,166 sq. ft. above grade plus a beautifully developed basement completed within the last five years.

Step inside to find hardwood flooring, heated tile floors, and a bright, open layout that feels instantly like home. The kitchen and dining area flow seamlessly to a good-sized private deck overlooking a fenced backyard â€” perfect for morning coffee, BBQs, or relaxing in your own outdoor space. With no neighbour beside you, youâ€™™ll appreciate the added sense of privacy and peace.

Upstairs features two spacious bedrooms and a full bath, while the lower level includes an additional bedroom, bathroom with custom tile shower, and laundry area with extra pot lights, a sliding barn door, and stylish laminate flooring.

Recent updates include a new furnace (2018), hot water tank (2021), air conditioning, and a sump pump for extra peace of mind. With low condo fees, this property is ideal for first-time home buyers, downsizers, or anyone looking for a solid revenue property in a prime westside location near shopping, parks, schools, and the University of Lethbridge.

Built in 2002



Essential Information

MLS® #	A2270185
Price	\$320,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,170
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	16, 720 Heritage Boulevard W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7X2

Amenities

Parking Spaces	2
Parking	Stall

Interior

Interior Features	Granite Counters, Open Floorplan, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Lawn

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 12th, 2025
Zoning	R-37

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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