

# \$489,900 - 1, 240 Heritage Boulevard W, Lethbridge

MLS® #A2251373

**\$489,900**

3 Bedroom, 3.00 Bathroom, 1,233 sqft

Residential on 0.12 Acres

Heritage Heights, Lethbridge, Alberta

Welcome to #1 240 Heritage Blvd W! This adult living community located in Heritage Villas on the westside of Lethbridge is a true gem. With three bedrooms, three bathrooms, and 1,233 of living space, this home has tons of room. The main level features a great living room area with a nice fireplace and a big window to allow plenty of natural light. Moving further in, the kitchen and dining room are perfect for entertaining and for family get-togethers. There's two bedrooms on this level including the primary which is complete with a 3pc ensuite and lots of closet space. Laundry is also located on this level along with access to the garage and the balcony.

Downstairs, you have a massive rec room that can be transformed into whatever you need it to be. There's another bedroom on this level and a 4pc bathroom. Lots of storage here as well with a dedicated storage room and plenty of room under the stairs. Don't sleep on this one â€” contact your favourite REALTORÂ® today!

Built in 2002

## Essential Information

MLS® #	A2251373
Price	\$489,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3



Square Footage	1,233
Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	1, 240 Heritage Boulevard W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7H3

### Amenities

Amenities	Snow Removal
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Open Floorplan, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Mixed

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  August 27th, 2025

Zoning                        R-CM-20

### **Listing Details**

Listing Office                Onyx Realty Ltd.

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