

\$479,900 - 1, 240 Heritage Boulevard W, Lethbridge

MLS® #A2251373

\$479,900

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 – contact your favourite REALTOR® today!

Built in 2002

Essential Information

MLS® #	A2251373
Price	\$479,900
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	Bungalow, Side by Side
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	Open Floorplan, Storage, Breakfast Bar
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	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
Days on Market 72
Zoning R-CM-20

Listing Details

Listing Office Onyx Realty Ltd.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.