

# \$499,000 - 10, 240 Heritage Boulevard, Lethbridge

MLS® #A2198439

## \$499,000

2 Bedroom, 3.00 Bathroom, 1,213 sqft

Residential on 0.00 Acres

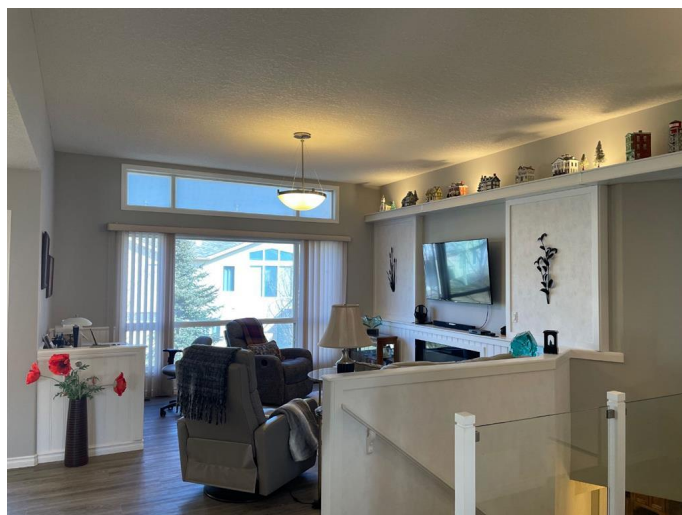
Heritage Heights, Lethbridge, Alberta

A rare find in Heritage Villas of west Lethbridge. This adult style community with close proximity to the coulees is ideal for a worry free, quiet lifestyle in this well maintained neighbourhood. This unit has had an extensive main floor renovation complete with new ensuite updated kitchen, flooring, painting and decorating. The main floor with its open floor plan is bright and inviting. The large master bedroom has a newly renovated ensuite and walk in closet The lower level which walks out to a green space has a spacious family room, guest room with large en suite, and a large storage room This is a condo that youâ€™ll appreciate and feel at home here with the lawn care and snow removal taken care of. Quick access to coulee views and walking trails as well as groceries, shopping and restaurants is a great bonus. Come have a look today!

Built in 1998

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2198439  |
| Price          | \$499,000 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,213     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1998                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | Side by Side, Bungalow |
| Status     | Active                 |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 10, 240 Heritage Boulevard |
| Subdivision | Heritage Heights           |
| City        | Lethbridge                 |
| County      | Lethbridge                 |
| Province    | Alberta                    |
| Postal Code | t1k7h3                     |

### **Amenities**

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Other                              |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached, Off Street |
| # of Garages   | 2                                  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, High Ceilings, Open Floorplan, Walk-In Closet(s)          |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Electric Range |
| Heating           | Central  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Insert, Electric, Great Room   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, BBQ gas line               |
| Lot Description   | Gentle Sloping, Standard Shaped Lot |
| Roof              | Asphalt Shingle                     |
| Construction      | Mixed                               |
| Foundation        | Poured Concrete                     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 95              |
| Zoning         | R-cm-20         |
| HOA Fees       | 475             |
| HOA Fees Freq. | MON             |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Onyx Realty Ltd. |
|----------------|------------------|

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