



**35, 762 Heritage Boulevard W
Lethbridge, Alberta**

MLS # A2276274



\$360,000

Division: Heritage Heights

Type: Residential/Five Plus

Style: 5 Level Split

Size: 1,228 sq.ft. **Age:** 2005 (21 yrs old)

Beds: 2 **Baths:** 2 full / 1 half

Garage: Parking Pad, Single Garage Attached

Lot Size: 0.05 Acre

Lot Feat: Landscaped, Lawn

Heating:

Forced Air

Water:

-

Floors:

Carpet, Vinyl

Sewer:

-

Roof:

Asphalt Shingle

Condo Fee: \$ 336

Basement: Full

LLD:

-

Exterior: Concrete, Stone, Vinyl Siding, Wood Frame

Zoning:

R-37

Foundation: Poured Concrete

Utilities:

-

Features: Built-in Features, Granite Counters, High Ceilings, Storage

Inclusions: Oven, dishwasher, gas cooktop, fridge x2, washer, dryer, microwave, window coverings, cabinets/drawers in the garage

Truly special and thoughtfully updated, this END-unit townhome stands apart for its natural light, privacy, and flexible living spaces. Tucked at the back of the complex with minimal traffic and a larger yard than most, this home offers a wonderful sense of space and serenity. Step inside to a bright living area with high ceilings and expansive windows that fill the space with natural light and create a warm, welcoming atmosphere. The living room flows seamlessly to your private east-facing deck — sheltered from wind and equipped with a natural gas BBQ hookup — an ideal spot for relaxed mornings or quiet summer evenings. Just above, the renovated kitchen is both stylish and functional, featuring extended cabinetry, granite countertops, and stainless-steel appliances. It opens naturally into a spacious dining area overlooking the front yard. A convenient two-piece bathroom and in-suite laundry complete this level. The top level offers two private bedrooms, each with its own ensuite. The oversized primary suite feels like a true retreat — with room for a cozy sitting area, home office, or yoga space, along with lovely sunset views. The walk-through closet leads to a well-appointed ensuite with dual sinks and a tiled shower. On the bottom level, a large, finished room provides excellent flexibility — ideal as a family room, guest room, hobby space, home office, or whatever best suits your lifestyle. With tasteful updates throughout, an attached single garage, and competitive condo fees, this end-unit townhome is a standout opportunity in a desirable west-side location. Experience a home that feels bright, functional, and designed for every day living — don't miss your chance to make it yours!