



**53, 762 Heritage Boulevard W
Lethbridge, Alberta**

MLS # A2201285



\$325,000

Division:	Heritage Heights		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,248 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 315
Basement:	Finished, Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, washer, dryer, blinds, garage door opener, remote

Experience modern condo living in this beautiful unit located at #53 762 Heritage Boulevard W in Lethbridge's desirable Heritage Heights neighborhood. This attractive Lethbridge condo features three spacious bedrooms, one full and two half bathrooms, and a versatile finished rec room, perfect for entertaining or relaxing with family. The expansive open-concept living room boasts a striking 12-foot ceiling and stylish laminate flooring that enhances the contemporary feel. The generous kitchen is designed to impress with abundant storage, and a layout ideal for entertaining. Step out onto the generous deck to enjoy your coulee view or take advantage of the attached garage for added convenience. With its prime location near the university, local schools, and public transit, this property offers the perfect blend of comfort and accessibility. Ideal for both first-time buyers and savvy investors, this modern condo is a true gem in Lethbridge real estate. Don't miss the opportunity to embrace a lifestyle defined by comfort, convenience, and quality finishes in one of Alberta's most sought-after communities. Contact your favourite REALTOR® to view today.