

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!