

\$682,900 - 4 Heritage Point W, Lethbridge

MLS® #A2261133

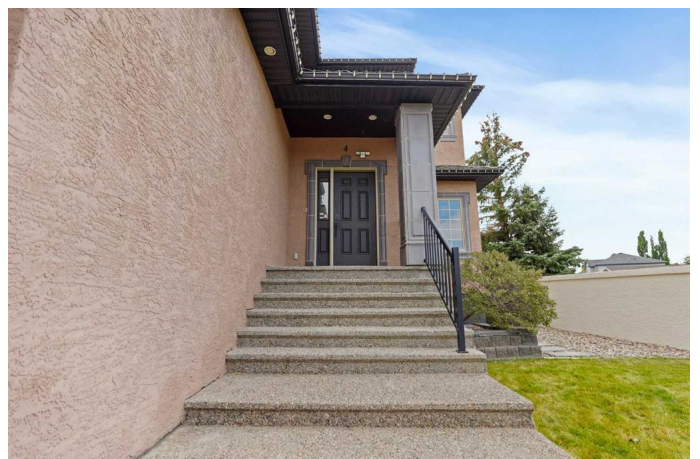
\$682,900

4 Bedroom, 4.00 Bathroom, 2,819 sqft

Residential on 0.15 Acres

Heritage Heights, Lethbridge, Alberta

Are you looking for a home with incredible square footage, in a peaceful neighborhood setting? Location, Elegance and room for your growing family or Executive living on a corner lot in an amazing community. The oversized and extra tall garage is perfect for your toys with loads of room for hoists. This well cared for and loved home has had many upgrades in the last year. New taps and lights throughout, along with new appliances, High Efficiency Hot Water Tank, paint and landscaping also been partially updated. Come see this beautiful two story family home with a walk out basement in the wonderful Heritage Heights community. This massive property features over 4000 square feet of finished living space. This stunning two-story home with an open main floor plan boasts a tile entry and custom hardwood flooring. Walk in to see your beautiful naturally lit den. The gourmet kitchen is a chef's dream, featuring floor-to-ceiling cabinets, granite countertops, stainless steel appliances, a spacious granite top island, and a large corner pantry. The living room features a natural gas fireplace with a custom woodwork mantle. Adjacent to the kitchen, you'll find a charming breakfast dining with garden doors leading to the first of two decks. The main floor also includes a formal dining room next to the living room, with another set of garden doors opening to a private second deck. Other main floor features include a laundry room and a 2-piece bath. The second level boasts a massive, enclosed



bonus/flex room that has been pre-wired for a 7.1 channel surround system - great for a kids playroom or a family movie room! This floor features three bedrooms, including a primary bedroom with a spacious 5-piece ensuite that includes a tub/shower combo, a double vanity, and a walk-in closet. The walk-out basement offers a generous family room and a fourth bedroom. The basement also includes a 3-piece bath with a stand-up shower and double doors leading to the covered patio. Located just a short walk from the coulees and Heritage Point Park. Call your favorite REALTOR® today so as not miss out on this opportunity.

Built in 2007

Essential Information

MLS® #	A2261133
Price	\$682,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,819
Acres	0.15
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	4 Heritage Point W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7Z4

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Available, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Garage Faces Front, Insulated, Off Street, Oversized
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Range, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Family Room, Gas, Factory Built
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Private Yard, Rain Gutters
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, Rolling Slope
Roof	Cedar Shake
Construction	Aluminum Siding, Silent Floor Joists, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 30th, 2025
Days on Market	36
Zoning	R-L

Listing Details

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

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