

# \$470,000 - 30 Heritage Road W, Lethbridge

MLS® #A2230076

## \$470,000

5 Bedroom, 3.00 Bathroom, 1,249 sqft  
Residential on 0.10 Acres

Heritage Heights, Lethbridge, Alberta

Located directly across from a massive park, this charming 5 bed bungalow is nestled in the quiet, family-friendly Heritage Heights neighbourhood on Lethbridge's West Side! With five spacious bedrooms, three of them on the main floor, this home is ideal for young families. You'll love the convenience of MAIN FLOOR laundry and the bright, sun-filled living room thanks to large front windows.

Downstairs, there's a dry bar perfectly positioned beneath the kitchen—just call your favourite plumber to turn it into a full wet bar! Out back, enjoy a private, fenced yard with a covered deck and patio—perfect for relaxing or entertaining.

Homes like this don't come up often. Contact your REALTOR® for a showing today!

Built in 1994

## Essential Information

MLS® #	A2230076
Price	\$470,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,249
Acres	0.10



Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	30 Heritage Road W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6T8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Storage, Sump Pump(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 12th, 2025
Days on Market	2
Zoning	R-L

### **Listing Details**

Listing Office	REAL BROKER
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