

\$455,000 - 364 Heritage Crescent W, Lethbridge

MLS® #A2256208

\$455,000

4 Bedroom, 2.00 Bathroom, 1,012 sqft
Residential on 0.10 Acres

Heritage Heights, Lethbridge, Alberta

Located in the mature and sought-after neighbourhood of Heritage Heights in west Lethbridge, this clean and move-in ready bi-level home is the full package. The area itself has so much to offer—easy access to the coulees for those who love a good walk, plenty of nearby parks and playgrounds, and all the best west-side amenities just minutes away.

Out front, the inviting patio gives you a perfect spot to enjoy your morning coffee before stepping through the door. Inside, the open-concept main floor greets you with a bright and spacious living room featuring oversized windows that flood the space with natural light. Flowing seamlessly into the dining area and kitchen, you'll find stylish quartz countertops, a crisp updated backsplash, and plenty of room to cook or gather.

The primary bedroom is tucked at the back of the home for extra privacy, offering generous space that easily fits a king-sized bed. Right beside it, the impressive 5-piece bathroom includes dual vanities and a smart layout that feels both practical and luxurious. Another large bedroom rounds out this level, making it ideal for family or guests.

Step just off the kitchen to a raised deck overlooking the beautifully maintained backyard. Down below, a concrete patio adds



even more outdoor living space, complete with a natural gas line ready for your future BBQ setup”or even a cozy fireplace.

The lower level continues to impress with two massive bedrooms, a comfortable family room perfect for movie nights or a quiet kids™ hangout, and a 3-piece bathroom with a fully tiled shower.

This home checks all the boxes: mature location, updated finishes, generous space, and an overall feel that™s been cared for and well-loved.

Built in 1993

Essential Information

MLS® #	A2256208
Price	\$455,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,012
Acres	0.10
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	364 Heritage Crescent W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6V9

Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Storage, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	None
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Storage
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	52
Zoning	R-L

Listing Details

Listing Office	REAL BROKER
----------------	-------------

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