

\$440,000 - 94 Heritage Court W, Lethbridge

MLS® #A2250437

\$440,000

3 Bedroom, 2.00 Bathroom, 914 sqft
Residential on 0.12 Acres

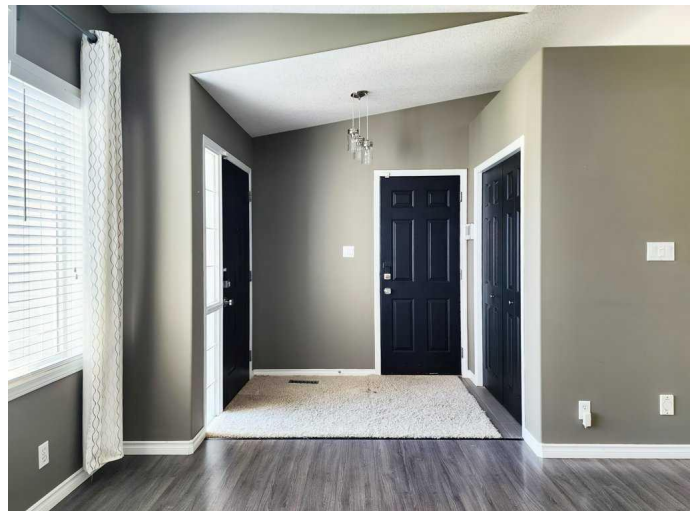
Heritage Heights, Lethbridge, Alberta

This fully developed four level split offers exceptional space and functionality, featuring 3 bedrooms (2 with walk-in closets), 2 full bathrooms, and a heated single attached garage. The main level impresses with vaulted ceilings and an open-concept layout that seamlessly connects the living room, dining area, and kitchen which is perfect for entertaining. Patio doors lead to a private, well-sized backyard complete with a patio, hot tub, underground sprinklers, and gorgeous landscaping. Upstairs, you'll find the spacious primary bedroom, a second bedroom, and a 4-piece bathroom with a relaxing jetted tub. The lower level offers a large rec room with ample storage, while the basement includes the third bedroom, a 3-piece bathroom, laundry area, and even more storage space. This home blends comfort and practicality in a sought-after neighborhood. You donâ€™t want to miss out on this one!

Built in 2003

Essential Information

MLS® #	A2250437
Price	\$440,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	914
Acres	0.12



Year Built	2003
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	94 Heritage Court W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7W3

Amenities

Parking Spaces	3
Parking	Heated Garage, Off Street, Single Garage Attached
# of Garages	1

Interior

Interior Features	High Ceilings, Walk-In Closet(s)
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Few Trees, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	34
Zoning	R-L

Listing Details

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.