

\$449,900 - 164 Heritage Crescent W, Lethbridge

MLS® #A2214592

\$449,900

6 Bedroom, 3.00 Bathroom, 1,247 sqft
Residential on 0.10 Acres

Heritage Heights, Lethbridge, Alberta

Welcome to Heritage Heights, one of Lethbridge's most desirable neighbourhoods! This spacious home offers a total of 6 bedrooms and 3 full bathrooms across 2,340 sq ft of developed living space, making it perfect for families, multi-generational living, or those needing extra space.

With 3 bedrooms upstairs and 3 more on the lower level, there's plenty of room for everyone. The main floor features a great-sized living room, kitchen, and dining area—perfect for everyday life and entertaining. The basement offers a large family room that's ideal for movie nights, games, or a rec area.

A separate entry into the basement adds flexibility and convenience—great for extended family, guests, or even future suite potential.

Step outside to a generous backyard with a deck for BBQs and outdoor enjoyment. A double attached garage provides extra storage and year-round parking comfort.

Located close to the University of Lethbridge, parks, walking paths, coulees, and nearby amenities, with quick access to major highways, this home truly has it all.

Take a look at the photos and virtual tour to



see if this is the home youâ€™ve been waiting for!

Built in 1993

Essential Information

MLS® #	A2214592
Price	\$449,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,247
Acres	0.10
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	164 Heritage Crescent W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7A7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

Interior

Interior Features	Separate Entrance, Storage
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Freezer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes

Basement	Exterior Entry, Finished, Full
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Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2025
Days on Market	4
Zoning	R-L

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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