

# \$579,000 - 18 Heritage Close West, Lethbridge

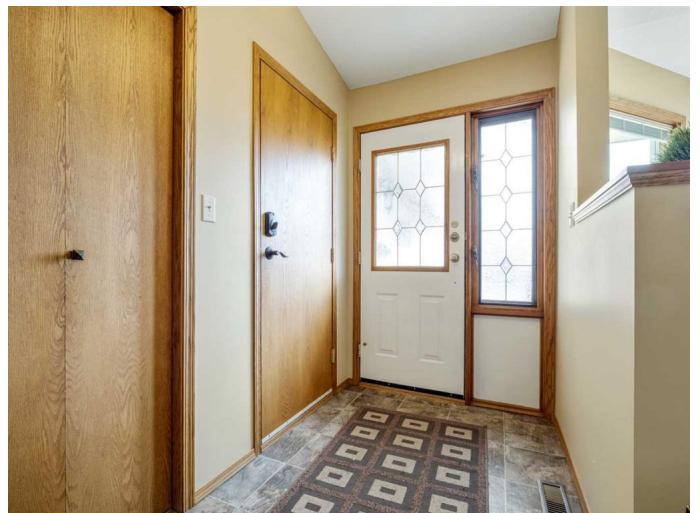
MLS® #A2203616

## \$579,000

5 Bedroom, 4.00 Bathroom, 1,499 sqft  
Residential on 0.15 Acres

Heritage Heights, Lethbridge, Alberta

Welcome to 18 Heritage Close West, offering over 2,100 sq. ft. of living space across three thoughtfully designed levels, each just a few steps up or downâ€”perfect for ease of movement and privacy. With just under 3,000 sq. ft. of total developed living space, this beautifully crafted 5-bedroom, 3.5-bathroom 4-level front-to-back split home is nestled in the sought-after Heritage Heights neighborhood. Situated on a spacious 6,639 sq. ft. lot, this exquisite property is perfect for large families and offers an ideal blend of comfort, functionality, and style. Step inside to be greeted by an abundance of natural light, freshly painted walls, and a bright open-concept main floor with impressive vaulted ceilings. The upgraded kitchen boasts new granite countertops and appliances, including a dishwasher, electric stove, range hood, microwave, and a fridge/freezer combo. From the dining area, step out onto the deck and enjoy the beautifully landscaped backyard, fully enclosed with a cedar fence for ultimate privacy. The upper level features two spacious bedrooms, a 3-piece bathroom, and the primary suite complete with a 3-piece ensuite and walk-in closet. Only five steps down is the 3rd level which is designed for relaxation, with a cozy family room featuring a gas fireplace, an additional bedroom, and a 3-piece bathroom with a large laundry room. Level 4 offers even more living space with a



large rec room, a fifth bedroom, a 2-piece bathroom, and a huge crawlspace for all your storage needs.

Outside, this home is loaded with extras, including a heated double-car garage, RV parking pad with alley access, and underground sprinklers for easy lawn maintenance.

Don't miss the chance to own this incredible home in one of Lethbridge's most desirable areas. Book your private showing today!

Built in 1990

**Essential Information**

MLS® #	A2203616
Price	\$579,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,499
Acres	0.15
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	18 Heritage Close West
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6R9

**Amenities**

Parking Spaces	4
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Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Few Trees, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	April 3rd, 2025
Days on Market	40
Zoning	R-L

### Listing Details

Listing Office	Real Estate Centre
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