

# \$465,000 - 364 Heritage Crescent W, Lethbridge

MLS® #A2256208

## \$465,000

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          | \$465,000   |
| 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 | 8                    |
| Zoning         | R-L                  |

### Listing Details

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

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