

# \$509,000 - 80 Heritage Circle W, Lethbridge

MLS® #A2230902

## \$509,000

5 Bedroom, 3.00 Bathroom, 1,308 sqft  
Residential on 0.12 Acres

Heritage Heights, Lethbridge, Alberta

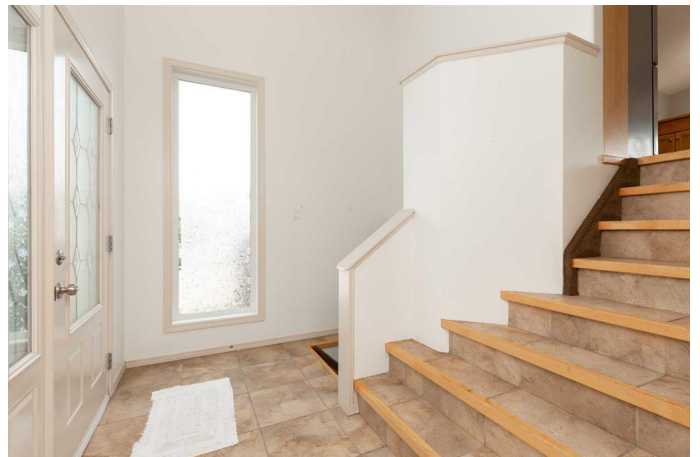
On a corner lot in a quiet cul-de-sac in family-friendly Heritage Heights, this suited (non-conforming) 5-bed, 3-bath home has the layout, updates, and location that checks all the boxes. Upstairs offers 3 bedrooms, 2 full baths, A/C, and a bright open-plan main floor with access to a massive deck—perfect for entertaining. Downstairs features a 2-bed, 1-bath walkout illegal suite with separate entrance, shared laundry, and loads of natural light, making it an ideal mortgage helper or investment opportunity.

Updates include a new roof within the last 5 years and a hot water tank replaced in 2021. The double attached garage adds extra space for parking and storage. Whether you're looking for a revenue property or a flexible family setup, this one delivers.

Built in 2003

## Essential Information

MLS® #	A2230902
Price	\$509,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,308
Acres	0.12
Year Built	2003



Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	80 Heritage Circle W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7T3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Central, Natural Gas, Electric
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	23

Zoning

R-L

## **Listing Details**

Listing Office

Lethbridge Real Estate.com

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