

\$475,000 - 368 Heritage Crescent W, Lethbridge

MLS® #A2228732

\$475,000

4 Bedroom, 3.00 Bathroom, 1,033 sqft

Residential on 0.09 Acres

Heritage Heights, Lethbridge, Alberta

How this home is still on the market is a mystery. Tucked into the well-loved Heritage neighbourhood—where properties rarely stay available for long—this four-level split feels like it was made for growing families. With nearly 1,800 square feet of thoughtfully designed space, a big backyard, and updates throughout, it's the kind of home that welcomes you in and makes you want to stay awhile. From the street, the charm is undeniable. The front yard blooms with flower gardens, while a mature apple tree and lilac bush stand as living reminders of the seasons. In the back, the yard opens wide—perfect for summer barbecues, a soccer net, or simply relaxing. Step inside, and maple hardwood floors guide you through a bright, inviting main level. The kitchen is both beautiful and functional, with granite countertops, a fresh backsplash, a brand-new range-top microwave, and a breakfast bar where mornings begin over coffee and toast. The adjoining dining area flows into a cozy living room, anchored by a wood-burning fireplace with a gas igniter—ready to set the scene for winter evenings and holiday gatherings. Upstairs and down, the home offers four bedrooms, smartly arranged to give everyone their own space. The bathrooms—three in total—have all been stylishly renovated with granite, tile, and modern vanities, blending contemporary design with everyday comfort. The primary suite even includes its own ensuite and walk-in closet, giving you a private



retreat at the end of the day. And then there’s the neighborhood itself—quiet, friendly, and walkable. Schools, parks, groceries, and restaurants are all just steps away, with University Drive close enough to make commuting across the city a breeze. Add in the peace of mind of a brand-new roof, a double attached garage, and plenty of storage throughout, and you start to wonder: how has no one claimed this place yet? Because this isn’t just a house—it’s the backdrop for the next chapter of someone’s story. Maybe yours.

Built in 1993

Essential Information

MLS® #	A2228732
Price	\$475,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,033
Acres	0.09
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	368 Heritage Crescent W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6S3

Amenities

Parking Spaces	4
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Parking	Off Street, Alley Access, Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front
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# of Garages	2
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Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Pantry, Storage, Walk-In Closet(s), Stone Counters
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Appliances	Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Washer/Dryer, Window Coverings
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Heating	Forced Air, Natural Gas
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Cooling	None, Rough-In
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Family Room, Gas, Tile
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Has Basement	Yes
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Basement	Finished, Full
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Exterior

Exterior Features	Garden, Private Entrance, Private Yard
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Lot Description	Back Yard, Front Yard, Garden, Landscaped, Lawn, Private, Rectangular Lot, Back Lane, Level, Standard Shaped Lot, Street Lighting
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Roof	Asphalt Shingle
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Construction	Stucco
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Foundation	Poured Concrete
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Additional Information

Date Listed	June 6th, 2025
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Days on Market	125
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Zoning	R-L
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Listing Details

Listing Office	Century 21 Foothills South Real Estate
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