



GRASSROOTS
REALTY GROUP

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5, 490 Highlands Boulevard W
Lethbridge, Alberta

MLS # A2328055



\$395,900

Division:	West Highlands		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,185 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Off Street, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: Attached shelving, tv mount in living room

This home is "meticulously" maintained; pride of ownership is evident throughout! Welcome to Skye, a great condo development on the west side of Lethbridge. This condo offers stunning views of a tranquil park and pond through a full wall of windows on the main floor. There's a large exterior patio with privacy walls to enjoy the scenery at any time of day & a lovely area to unwind in the evenings. This condo has a great floor plan with 3+1 bedrooms, 3.5 bathrooms, highlighted with a modern kitchen with stainless appliances, quartz countertops, under-cabinet lighting, garburator, built-in microwave and stylish pendant lighting over the island. The main floor spaces are open concept. The upper floor is the bedroom level (there's 3) which includes a walk-in linen closet plumbed for a washer & dryer offering the option for convenient upper-floor laundry, while the Primary Suite features a walk-in closet and a 3 piece ensuite. The professionally developed lower level provides excellent additional living spaces for a family room, complete with a 3 piece bathroom, laundry area and loads of storage space including under-stair storage and custom shelving in the furnace room. This condo is ideally located near shopping, coffee shops, restaurants, schools, public transit, walking paths, and just minutes away from the University. Check your wish list, you will find that this bright beautiful home truly checks all the boxes! Call the salesperson of your choice for a private viewing.