



GRASSROOTS
REALTY GROUP

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4, 414 Highlands Boulevard W
Lethbridge, Alberta

MLS # A2330454

\$384,900



Division:	West Highlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,129 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.31 Acre		
Lot Feat:	Back Yard, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Come check out this bright and spacious Skye Condo townhouse in West Lethbridge! The open-concept main floor features large east-facing windows, fresh paint, and durable laminate flooring. Upstairs are two generous primary suites, each with a full ensuite and walk-in closet. The finished basement offers new vinyl plank flooring, a large third bedroom, and another full bathroom. Additional highlights include an attached single garage and a convenient location steps from shopping, restaurants, transit, parks, walking paths, and quick access to Highway 3. An excellent option for first-time buyers, students, investors, downsizers, or anyone seeking low-maintenance, lock-and-leave living. Contact your favourite REALTOR® now to book a showing!