



GRASSROOTS
REALTY GROUP

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3, 462 Highlands Boulevard W
Lethbridge, Alberta

MLS # A2341210



\$358,900

Division:	West Highlands		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,195 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 180
LLD:	-
Zoning:	R-75
Utilities:	-

Inclusions: window coverings

Welcome to this beautiful three-bedroom, 2.5-bathroom condo offering bright, spacious living in a fantastic location. The main floor features an open-concept layout with large windows, a modern kitchen with ample cabinetry and quality appliances, a spacious dining and living area perfect for everyday living and entertaining. Upstairs are three generously sized bedrooms, including a primary suite with a private ensuite and plenty of closet space. The unfinished basement offers plenty of potential for future development. Enjoy the convenience of an attached single garage and a backyard that backs onto a walkway leading to a beautiful lake. The Whole condo has just been painted!!