



**GRASSROOTS**  
REALTY GROUP

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2, 466 Highlands Boulevard W  
Lethbridge, Alberta

MLS # A2351243

**\$399,000**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | West Highlands                      |               |                   |
| <b>Type:</b>     | Residential/Four Plex               |               |                   |
| <b>Style:</b>    | 2 Storey                            |               |                   |
| <b>Size:</b>     | 1,157 sq.ft.                        | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 3                                   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Parking Pad, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.20 Acre                           |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Lake  |               |                   |

|                    |                                                                     |                   |        |
|--------------------|---------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate                                                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                     | <b>Condo Fee:</b> | \$ 180 |
| <b>Basement:</b>   | Full                                                                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                            | <b>Zoning:</b>    | R-75   |
| <b>Foundation:</b> | Poured Concrete                                                     | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Granite Counters, Kitchen Island, Walk-In Closet(s) |                   |        |

**Inclusions:** Fridge, microwave, oven, dishwasher, washer, dryer, A/C, living room shelves, fan remote, ring camera mount, garage hooks, curtains/blinds

A must see 3 bedroom, 3.5 bathroom townhouse condo in the highlands! Backing onto the park and pond, it has a layout that works for families, roommates, students and investors. The main floor is open, with the kitchen, dining area and living room together, a half bath, and patio doors out to the back. Step out to enjoy the pond view, with green space and walking paths right there. Upstairs are two primary bedrooms, one overlooking the pond, each with its own ensuite and walk-in closet. The developed basement has a third bedroom, a nicely tiled full bathroom, as well as laundry. Easily making the downstairs an extra living space for guests, a home office or a third roommate. Central A/C keeps it comfortable in the summer. You also get a single attached garage with extra overhead storage, plus driveway parking. The condo looks after the common areas. Skye is on the west side, about a 5 minute drive to the University of Lethbridge, with shopping, restaurants, schools and transit close by. Call your favourite REALTOR&reg; today to book a showing!