



GRASSROOTS
REALTY GROUP

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5, 5 Tartan Boulevard W
Lethbridge, Alberta

MLS # A2352418

\$249,900

Division:	West Highlands		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	659 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 290
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-100
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: Fridge, electric oven, dishwasher, blinds

Live across from Highlands Park in this cozy bi-level! Walking distance to amenities makes this 3 bedroom, 1.5 bathroom home convenient and with the added bonus of maintenance free living! The main unit of this home is a bright, open concept area with spacious living room, kitchen with island for food prep, half bathroom and pantry. There's access to the balcony that faces the park too! The basement offers 3 bedrooms, 4 piece bathroom, laundry room and storage space. There's assigned off-street parking and public transit nearby!