

122 Tartan Boulevard W  
Lethbridge, Alberta

MLS # A2255286



\$440,000

|           |                                     |        |                   |
|-----------|-------------------------------------|--------|-------------------|
| Division: | West Highlands                      |        |                   |
| Type:     | Residential/House                   |        |                   |
| Style:    | Bi-Level                            |        |                   |
| Size:     | 1,015 sq.ft.                        | Age:   | 2008 (17 yrs old) |
| Beds:     | 4                                   | Baths: | 2                 |
| Garage:   | Double Garage Detached, Parking Pad |        |                   |
| Lot Size: | 0.09 Acre                           |        |                   |
| Lot Feat: | Back Yard                           |        |                   |

|             |                                   |            |     |
|-------------|-----------------------------------|------------|-----|
| Heating:    | Forced Air                        | Water:     | -   |
| Floors:     | Carpet, Tile                      | Sewer:     | -   |
| Roof:       | Asphalt Shingle                   | Condo Fee: | -   |
| Basement:   | Finished, Full                    | LLD:       | -   |
| Exterior:   | Stone, Vinyl Siding               | Zoning:    | R-L |
| Foundation: | Poured Concrete                   | Utilities: | -   |
| Features:   | Kitchen Island, Laminate Counters |            |     |

Inclusions: N/A

Welcome to this beautiful 4 bedroom, 2 bathroom home in desirable West Highlands! Built with energy efficient ICF building blocks, this property offers durability and comfort. The home features a spacious double detached garage at the back that is fully finished, insulated, and perfect for storage or hobbies, plus two additional front parking pad spaces. Inside, you'll appreciate the thoughtful layout with bedrooms and bathrooms spread by level, making it ideal for families. The large deck extends your living space outdoors, while the low maintenance yard offers just the right balance of grass for play and gardening without the upkeep of a big lawn. Conveniently located close to parks, schools, and shopping, it's perfect for a growing family. For investors, this property's location and features make it an excellent long term rental or resale opportunity in one of Lethbridge's most sought after neighborhoods.