



GRASSROOTS
REALTY GROUP

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**360 Tartan Circle W
Lethbridge, Alberta**

MLS # A2214641



\$439,000

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	987 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Separate Entrance		

Inclusions: Basement fridge, built-in oven, countertop stove, hoodfan

Flexible Living in the Heart of the Highlands – Welcome to Tartan Circle! Discover the perfect blend of convenience and opportunity in this bi-level home, ideally situated in the highly sought-after Highlands Subdivision in West Lethbridge. With shopping, schools, parks, and other amenities just a stone's throw away, this property offers the best of location and lifestyle. This home's design provides exceptional flexibility, making it ideal for various buyers. The illegal basement suite offers a fantastic opportunity for investors, extended families, or those looking to live upstairs and rent out the lower unit to supplement their income. The main floor features an open-concept layout, with 2 bedrooms and 1 full bathroom, creating a bright and welcoming space to call home. The walk-out lower level also boasts 2 bedrooms and 1 full bathroom, with its own separate entrance for added privacy and convenience. Laundry is shared but is set up ideally with 2 separate, locked entrances! Parking is a breeze with the attached single garage and double rear parking pad, providing plenty of space for vehicles, guests, or additional storage. Whether you're looking for a family home, an investment property, or both, this home checks all the boxes. Don't miss your chance to make Tartan Circle your next address—schedule your private viewing today!