



GRASSROOTS
REALTY GROUP

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**130 Tartan Boulevard W
Lethbridge, Alberta**

MLS # A2221213



\$425,000

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,024 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Sump Pump(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to your happy place on the West side of Lethbridge. This warm and inviting 4 bedroom, 2 bathroom home offers the perfect blend of comfort and functionality, ideal for families or for anyone chasing that cozy "this is it feeling". Step inside a unique foyer with wide to narrow stairs that lead you into a bright open concept living, dining, and kitchen area, perfect for everyday living and weekend entertaining. The main level features two spacious bedrooms, a full bathroom, and easy access to a charming backyard complete with a fire pit, perfect for summer evenings. Downstairs, the fully finished basement adds two more bedrooms, another full bath, a laundry/utility room, and a huge rec room ready for movie nights, game days, or a simple hangout zone. Located in a quiet family friendly neighbourhood near parks and shopping, this move in ready home is full of personality and potential. Come see it for yourself, you'll feel right at home!