



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**115 Tartan Boulevard W
Lethbridge, Alberta**

MLS # A2221961



\$489,000

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,080 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air
Floors:	Hardwood, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Kitchen Island, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-SL
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer/Dryer (Negotiable), Window Coverings

This house is a great opportunity in the heart of beautiful West Highlands. Close to so many parks, schools and amenities, this is the place to be. With 4 bedrooms and 3 bathrooms, this well maintained home offers plenty of room for any stage of life and a layout that feels so open and spacious. Don't forget about the separate walkup basement entrance, a bar downstairs and laundry hookups on both floors, giving the new owner other opportunities to utilize this space. Whether it's a beautiful single family home you're looking for, or something with a bit more potential, this one is worth a closer look!