

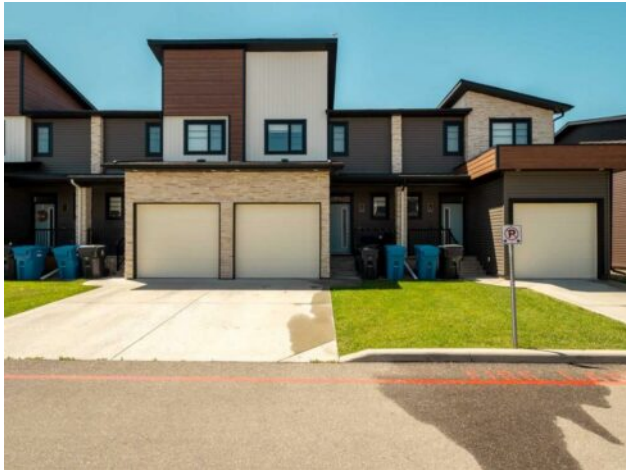


**GRASSROOTS**  
REALTY GROUP

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5, 450 Highlands Boulevard W  
Lethbridge, Alberta

MLS # A2224131



**\$374,900**

Division:	West Highlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,198 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 180
LLD:	-
Zoning:	R-75
Utilities:	-

Inclusions: N/A

Welcome to this stylish and spacious two-story townhome condominium in the desirable SKYE development in West Lethbridge. Offering 1,198 sq. ft. of beautifully finished space above grade, this home is the perfect blend of comfort, functionality, and modern design. Upstairs, you'll find three bedrooms, including a primary suite with a private 3-piece en suite. The additional two bedrooms share a well-appointed full bathroom, ideal for family, guests, or roommates. The main floor features a bright, open-concept layout flooded with natural light. Enjoy cooking and entertaining in the modern kitchen complete with quartz countertops, sleek white cabinetry, stainless steel appliances, and a convenient island that flows seamlessly into the dining area and living room—perfect for everyday living and gatherings. The finished basement offers flexible living options. Currently set up as a bedroom, it could easily be transformed into a cozy second living space, home office, or media room. This unit also includes air conditioning for year-round comfort, and a single attached garage adds extra convenience and storage. Located centrally in West Lethbridge, this unit is just minutes from shopping, the University of Lethbridge, schools, parks, and the Cor Van Raay YMCA and Cavendish Farms Centre. Whether you're a first-time buyer seeking low-maintenance living, an investor looking for a strong rental opportunity, or a student wanting a modern and convenient home—this property checks all the boxes. Don't miss your chance to own in one of Lethbridge's most sought-after condo communities! Contact your favorite REALTOR® today to schedule a showing!