



GRASSROOTS
REALTY GROUP

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**192 Tartan Circle W
Lethbridge, Alberta**

MLS # A2236181



\$425,000

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	980 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Concrete Driveway, Front Drive, Off Street,		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped, Standard Shaped Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	See appliances, plus underground sprinklers in front.		

You'll enjoy brand new kitchen cabinets and kitchen appliances in this bi-level home in West Highlands with walk-out basement! Front driveway for a couple vehicles & a 24x24 parking pad in the rear for a couple more! Rear parking pad is ready for when you want to build a garage! Home also has new carpets in the basement and new interior paint! Also, new roof shingles just this past month! Main floor features open plan with laminate floors and vaulted ceiling. Living room has bay window for so much light. Kitchen has door to partially covered deck out back. Main also has 2 bedrooms, including primary with double closets. Second bedroom has a walk-in closet. There is also a full bathroom on this level with a tub/shower combo. Walk-Out Basement is fully developed with large family room, 2 big bedrooms, and another bathroom with shower. Door to covered patio from family room. Furnace/utility room houses laundry. Home has convenience of central a/c and underground sprinklers in the front yard. Move-in ready for immediate possession!