



GRASSROOTS
REALTY GROUP

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5, 482 Highlands Boulevard W
Lethbridge, Alberta

MLS # A2238707



\$365,000

Division:	West Highlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,006 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	Finished, Partial	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: fridge, built in oven, built in stove, microwave, dishwasher, washer, dryer, window coverings, A/C unit, garage door opener

Looking for a move-in-ready home that's modern, low-maintenance, and close to everything? This beautifully kept townhouse condo is just what you've been waiting for! From the moment you walk in, you'll love the open concept main floor, perfect for relaxing or entertaining. The kitchen is a standout—complete with quartz countertops, stainless steel appliances, and a clean, contemporary look. It flows seamlessly into the living and dining areas, making the space feel bright and welcoming. Upstairs, you'll find two spacious master suites, each with its own full ensuite bathroom and walk-in closet—ideal for roommates, guests, or just enjoying your own private space. The finished basement gives you even more room to spread out, whether you need a third bedroom, home office, or cozy movie room. There's also a single attached garage, low condo fees, and everything is in pristine condition—truly move-in ready. Location-wise, you're in a sweet spot—close to the university, shopping, restaurants, and transit. Whether you're a first-time buyer, student, professional, or investor, this home offers unbeatable value. Call your favourite REALTOR® for a showing today!