



GRASSROOTS
REALTY GROUP

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**102 Tartan Boulevard W
Lethbridge, Alberta**

MLS # A2241966



\$399,900

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	940 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Front Yard, Lawn, Level, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Wood	Utilities:	-
Features:	Laminate Counters, Vaulted Ceiling(s)		

Inclusions: Fridge x 2, Stove x 2, Hood Fan x 2, Washer x 2, Dryer x 2, Dishwasher

Looking for a smart investment or a home that can help pay the bills? 102 Tartan Blvd West checks both boxes. This fully illegally suited bi-level offers two separate units, each with its own entrance, laundry, kitchen, and living space, making it ideal for investors, first-time buyers, or anyone looking to offset their mortgage with rental income. The main floor features vaulted ceilings, a spacious living room, newer kitchen, designated dining area, 2 bedrooms, full bathroom, and private laundry. Downstairs, the lower suite includes another 2 bedrooms, full bathroom, separate laundry, and a combined kitchen/living/dining space that's functional and bright. Freshly painted throughout, the home is move-in ready and vacant, making it easy to set your own rents or move in without delay. The lot has back alley access, offering the potential to add a garage. Located in West Highlands, you're within walking distance to shopping, restaurants, parks, schools, and other key amenities. Whether you're investing or planning to live in one unit and rent the other, this is a turn-key opportunity in a high-demand area.