



**GRASSROOTS**  
REALTY GROUP

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**320 Tartan Circle W  
Lethbridge, Alberta**

**MLS # A2245004**



**\$399,900**

<b>Division:</b>	West Highlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,053 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	No Animal Home, No Smoking Home, Separate Entrance, Sump Pump(s)		

**Inclusions:** Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, and Moveable Shed in the Backyard.

Welcome to this bright and inviting 5-bedroom, 2-bathroom home in a desirable West Lethbridge location. With vaulted ceilings creating an open, airy feel, this freshly-painted bi-level offers both comfort and flexibility for a variety of lifestyles. The main floor features a well-planned layout with plenty of natural light, 3 comfortable bedrooms, and a full bathroom. Downstairs, the walk-up basement includes a family room and an illegal suite with 2 more bedrooms, another 4-piece bathroom, and a kitchen area with a walk-up entrance — ideal for multi-generational living, guests, or extra rental income potential. Enjoy the convenience of a back alley, providing options for a future garage, a new roof (2024), and a peaceful setting just steps from Tartan Circle Park and Playground. You’re also within easy reach of West Highlands Shopping Centre, and walking trails. If you’re looking for space, functionality, and a great location, this home has it all. Contact your favourite REALTOR® to book a showing today!