



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**122 Tartan Boulevard W
Lethbridge, Alberta**

MLS # A2255286



\$440,000

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,015 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

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

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: N/A

Welcome to this beautiful 4 bedroom, 2 bathroom home in desirable West Highlands! Built with energy efficient ICF building blocks, this property offers durability and comfort. The home features a spacious double detached garage at the back that is fully finished, insulated, and perfect for storage or hobbies, plus two additional front parking pad spaces. Inside, you'll appreciate the thoughtful layout with bedrooms and bathrooms spread by level, making it ideal for families. The large deck extends your living space outdoors, while the low maintenance yard offers just the right balance of grass for play and gardening without the upkeep of a big lawn. Conveniently located close to parks, schools, and shopping, it's perfect for a growing family. For investors, this property's location and features make it an excellent long term rental or resale opportunity in one of Lethbridge's most sought after neighborhoods.