



GRASSROOTS
REALTY GROUP

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**212 Tartan Circle W
Lethbridge, Alberta**

MLS # A2256744



\$499,900

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	909 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Mixed	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Skylight(s), Storage		

Inclusions: 2 Fridges, 2 stoves, 2 washer/dryers, 2 microwaves , 2 dishwashers

Perfectly positioned right across from the park and close to schools and shopping, this home blends convenience, versatility, and modern updates. The main level features 2 bedrooms, a full bathroom. The main floor is an open concept, making it the perfect place to entertain. The bright walk-out basement includes an illegal 2-bedroom suite (2016) with its own bathroom, large windows for natural light, and added soundproofing in the ceilings—making it ideal for extended family, guests, or rental potential. Recent upgrades include a new roof (2024), hot water tank (2025), and an oversized double garage with loft (2016), providing excellent storage, parking, or workshop space. With the park at your doorstep, schools and shopping just minutes away, and a flexible layout to fit many lifestyles, this home is a must-see!