



GRASSROOTS
REALTY GROUP

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1, 474 Highlands Boulevard W
Lethbridge, Alberta

MLS # A2271178



\$375,000

Division:	West Highlands		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,064 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating: Forced Air

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding

Foundation: Poured Concrete

Features: Kitchen Island, Quartz Counters, Storage

Water: -

Sewer: -

Condo Fee: \$ 180

LLD: -

Zoning: R-75

Utilities: -

Inclusions: Fridge, hood fan, cook top, wall oven, microwave, washer, dryer, garage door opener + remote

A Skye condo that backs onto Highlands Park! This dual primary home offers tremendous south-facing views of the lake, a single attached garage, walking access to major amenities and so much more. The main floor is bright, has a powder room, quartz counters in the kitchen and a cozy patio. There are two bedrooms upstairs both with 4 piece ensuites and walk-in closets. The basement is partially finished with framing completed already! It just needs your finishing touches!