



GRASSROOTS
REALTY GROUP

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4, 414 Highlands Boulevard W
Lethbridge, Alberta

MLS # A2274974



\$374,900

Division:	West Highlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,120 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Welcome to a home that feels effortless the moment you step inside. Sunlight pours through the large east-facing windows, filling the open-concept main floor with warmth from morning to afternoon. Whether you're hosting friends, gathering for family dinners, or simply enjoying your morning coffee in peace, this bright, airy space instantly feels like the heart of the home. Fresh paint on the walls and durable laminate flooring throughout the main floor create a clean, modern foundation you can make your own. Upstairs, you will find not one, but two generous primary suites — each with its own full ensuite and spacious walk-in closet. It's the perfect setup for roommates, adult children, or anyone who simply appreciates privacy and comfort. The lower level adds even more versatility. Recently refreshed with new vinyl plank flooring, the finished basement offers a large third bedroom and another full bathroom, giving guests, teens, or extended family their own private space. An attached single garage keeps your vehicle sheltered year-round and adds an extra layer of convenience that condo living is all about. Step outside and the location speaks for itself. Grocery stores, coffee shops, restaurants, and everyday essentials are literally steps from your back door. Out front, peaceful walking trails, a pond, and a beautiful park invite you to slow down and enjoy the neighbourhood. Public transit is close, and access to Highway 3 and major city routes is quick and easy. This townhouse is an excellent choice for so many lifestyles — • Perfect for students or parents with kids in post-secondary: invest in your own equity instead of paying someone else's rent. • Ideal for first-time buyers looking for a place they can grow into over the years. • Fantastic for snowbirds or frequent travellers, offering lock-and-leave simplicity with the

benefits of condo living. Whether you're starting out, investing, downsizing, or planning ahead, this Skye Condo home offers comfort, convenience, and incredible value in the heart of West Lethbridge.