



**296 Tartan Circle W  
Lethbridge, Alberta**

**MLS # A2283989**

**\$429,900**



<b>Division:</b>	West Highlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,070 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Heated Garage, Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Sloped Down, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave Hood Fan, Washer/Dryer, window coverings, natural gas backyard firepit, underground sprinklers (front and back), AC, heater in Garage, shelving in garage

This beautifully maintained bi-level home on Tartan Circle offers an unbeatable location with a massive park right across the street and shopping just minutes away. Inside, you'll find a great layout featuring four bedrooms and two full bathrooms. The home has been meticulously cared for with significant recent investments, including new main-floor windows installed in 2024, shingles in 2021, new decking in 2025, and more, (ask your REALTOR® for the list). The backyard is fenced and landscaped with underground sprinklers, a gas fire pit, and that freshly updated covered deck. For those with recreational vehicles, the fenced yard includes an oversized sliding gate for easy trailer or RV storage (fire pit would need to be moved). There is also an insulated and heated attached garage, and the front driveway has parking for two additional vehicles. This move-in-ready home offers the rare combination of a quiet, scenic location and total peace of mind for the next owner. Book a showing with a REALTOR®; or check out the open house on Saturday, February 21st, from 1-3pm.