

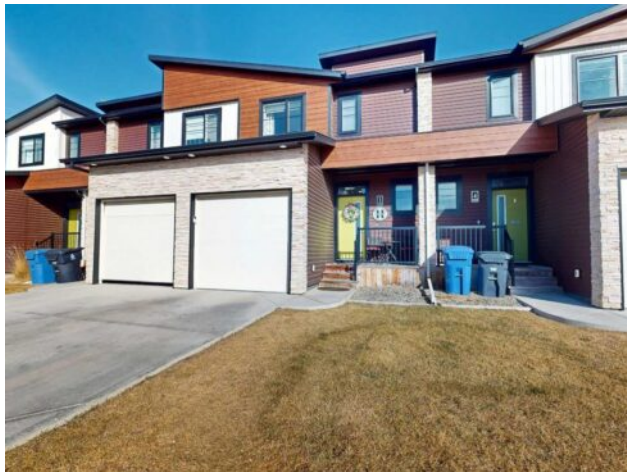


GRASSROOTS
REALTY GROUP

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**3, 402 Highlands Boulevard W
Lethbridge, Alberta**

MLS # A2284633



\$399,000

Division:	West Highlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,169 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Off Street, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Lawn, No Neighbours Behind		

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

Inclusions: Refrigerator (Ice Maker AS IS), Attached Metal Shelving in Garage.

Welcome to #3 402 Highlands Blvd W: an exceptional residence offering over 1,600sf of impeccably finished living space in the heart of West Lethbridge. Maintained in pristine, showhome condition, this property presents a rare opportunity to enjoy turnkey living without compromise. The main floor is designed for both sophistication and comfort, featuring an expansive open-concept layout that seamlessly connects the living, dining, and kitchen spaces. Natural light enhances the clean lines and modern finishes, while the spacious rear patio provides a private, shaded retreat — ideal for relaxed summer evenings. Upstairs, thoughtful design meets everyday luxury. The primary suite offers a walk-in closet and a private 3-piece ensuite, creating a quiet escape at the end of the day. Two additional generously sized bedrooms, a beautifully appointed 4-piece bathroom, and the convenience of upper-level laundry. No need to carry laundry between floors! The fully developed lower level continues the home's versatility, featuring a large, cozy family room with plush carpeting and a full-sized egress window. This space easily transitions into a fourth bedroom, private guest quarters, or an executive home office. An additional 4-piece bathroom and ample storage complete the lower level. An attached single garage provides secure parking and added convenience, while nearby street parking ensures effortless hosting when friends and family gather. Positioned just steps from transit, greenspace, shopping, restaurants, local pubs, and only minutes from the University of Lethbridge, this location balances vibrant urban convenience with neighbourhood charm. Refined, meticulously maintained, and thoughtfully designed, this Skye residence offers elevated townhouse living in one of West Lethbridge's most desirable communities. Reach out to your favourite

REALTOR®; today to book a viewing!