



**2, 458 Highlands Boulevard W  
Lethbridge, Alberta**

**MLS # A2288144**

**\$375,000**



|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | West Highlands  |               |                   |
| <b>Type:</b>     | Residential/Four Plex   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,184 sq.ft.  | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, C |               |                   |
| <b>Lot Size:</b> | 0.22 Acre   |               |                   |
| <b>Lot Feat:</b> | Landscaped, Lawn, Level, Low Maintenance Landscape                        |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Tile  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 180 |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Mixed   | <b>Zoning:</b>    | R-75   |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, Kitchen Island, Separate Entrance, Stone Counters, Storage |                   |        |

**Inclusions:** Fridge, BI stove top, BI oven, hood fan, BI microwave, dishwasher, window coverings, washer, dryer

Welcome to 458 Highlands Blvd, Unit 2 &mdash; a spacious and beautifully designed home offering versatility, comfort, and exceptional value. This FULLY DEVELOPED 4-bedroom residence features three full bathrooms, and one half bathroom. There is a flexible lower level with a bedroom or expansive second living space, perfect for guests, a home office, or media room. The main floor is thoughtfully designed, showcasing an expansive open-concept layout that seamlessly connects the living, dining, and kitchen areas &mdash; The chefs kitchen is ideal for entertaining or relaxing with family. Large windows provide natural light throughout, enhancing the warm and inviting atmosphere. Upstairs, you&rsquo;ll find generously sized bedrooms, including a spacious primary retreat with high ceilings and ample room to unwind. Enjoy the convenience of low condo fees of just \$180 per month, which include Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, and Snow Removal &mdash; offering peace of mind and easy living. Ideally located close to bus stops, grocery stores, and numerous amenities, this home combines lifestyle and location in one attractive package. Whether you&rsquo;re a growing family, investor, or first-time buyer, this property offers outstanding flexibility and value.