



GRASSROOTS
REALTY GROUP

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**5, 478 Highlands Boulevard W
Lethbridge, Alberta**

MLS # A2289905



\$390,000

Division:	West Highlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,120 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: bi cooktop, wall oven, fridge, dishwasher, washer, dryer, AC unit, window coverings

Welcome to #5, 478 Highlands Blvd W— a truly rare find! This exceptional end unit townhouse condo offers the perfect blend of modern comfort, family-friendly design, and scenic living. This beautifully maintained 3-bedroom, 3.5-bathroom condo provides 1,120 square feet of thoughtfully designed living space, ideal for growing families, professionals, or those seeking a premium maintenance-free lifestyle. Step inside to discover a bright, open concept layout featuring a contemporary kitchen with stone countertops, stylish cabinetry, and quality finishes throughout. This home features three primary suites, providing flexibility and privacy for family members, guests, or as an investment property. Enjoy the convenience of upstairs laundry, eliminating the need to carry baskets between floors. As an end unit, this home offers added privacy, abundant natural light, and a peaceful position overlooking the lake—perfect for tranquil mornings or quiet evenings outdoors. A single attached garage provides direct inside access and secure parking. No more brushing snow off your car! Located in the desirable Highlands community, you’ll enjoy close proximity to parks, walking paths, shopping, and schools. Don’t miss your opportunity to own a luxury townhouse condo with lake views, modern upgrades, and space for the whole family to grow! Contact your favourite REALTOR ® today for your private showing.