



**5, 418 Highlands Boulevard W
Lethbridge, Alberta**

MLS # A2297548



\$395,000

Division:	West Highlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,085 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: N/A

Renovated condo unit just steps away from parks, shopping, and main roads! This home features a single attached garage, large kitchen with a central island and corner pantry, and a charming outdoor seating area with cedar privacy screen. Inside, the front foyer includes closet storage. In the hallway, a convenient powder room is centrally located. The open-concept kitchen, dining, and living area is bright and modern, with a stylish tile backsplash, pendant lighting, and large windows. Upstairs, both bedrooms feature walk-in closets and ensuite baths. On the lower level, a family room, laundry room, and three-piece bath complete the interior layout. Outside, the back deck is the perfect spot to host friends or relax solo with a cedar privacy screen to protect you from the wind and sun. If a comfortable townhouse with plenty of upgrades and convenient features sounds like the place for you, give your REALTOR® a call and book a showing today!