



**4, 5 Tartan Boulevard W
Lethbridge, Alberta**

MLS # A2299777

\$219,900



Division:	West Highlands		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	554 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 290
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-100
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Primary Downstairs		

Inclusions: FRIDGE, STOVE, DISHWASHER, HOOD FAN, CURTAINS & RODS, WASHER, DRYER (ALL APPLIANCES "AS IS")

This affordable 2 bedroom, 1.5 bath condo is located close to many amenities and is just across the street from West Highlands Park and the bus stop offering a short ride to the University of Lethbridge. There is newer vinyl plank in the main floor living room, a cozy balcony and 2 assigned off street parking stalls within steps of the front door. The laundry room offers additional storage plus more storage space can be found under the stairs. Monthly condo fees of \$290 include snow removal, lawn care, exterior maintenance & exterior insurance.