



**1, 410 Highlands Boulevard W
Lethbridge, Alberta**

MLS # A2301927



\$370,000

Division:	West Highlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,070 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Underground Sprinklers		

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

Inclusions: Built-in Oven, Air Conditioner, Dishwasher, Electric Cooktop, Microwave, Range Hood, Washer and Dryer, All window coverings including curtains, rods and blinds, Garage Door Opener, Humidifier, Sump Pump, TV and TV Bracket

Conveniently located just one street in from the boulevard, this bright and beautifully maintained interior unit offers the perfect blend of comfort, style, and functionality. Situated in the Sky development in West Highlands, as an end unit this home benefits from additional windows that fill the space with natural light throughout. Offering 3 bedrooms and 2.5 bathrooms, this two-storey condo has been exceptionally well cared for and shows true pride of ownership. The open-concept main floor welcomes you with a wall of windows along the back, creating a bright and inviting living space. The kitchen features stainless steel appliances, quartz countertops, modern lighting, and light-toned laminate flooring that enhances the airy feel of the home. Step outside to your private concrete patio with a privacy wall, backing onto a green space between buildings—perfect for relaxing or enjoying a quiet morning coffee. Additional features include a single attached garage (10’ x 20’) and central air conditioning, making those warm summer days and nights much more comfortable. Upstairs, you’ll find newly installed plush carpet (March 2024), adding warmth and comfort to the second level. Other recent updates include a new humidifier and sump pump for added peace of mind. The primary bedroom also includes the mounted TV and bracket. The basement is currently undeveloped, offering excellent potential to build equity—whether you envision a fourth bedroom with an ensuite, additional living space, or a custom layout to suit your needs. The professionally managed complex takes care of exterior maintenance, including yard care and snow removal, making for easy, low-maintenance living. Ideally located close to grocery stores, restaurants, parks, and walking paths—this home truly checks all the boxes. Contact your

favourite REALTOR®; to book a showing today!