



**5, 434 Highlands Boulevard W
Lethbridge, Alberta**

MLS # A2132233



\$329,000

Division:	West Highlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,082 sq.ft.	Age:	2014 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Front Yard, Landscaped, Street Lighting, Underground Sprinklers		

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

Inclusions: Refrigerator, dishwasher, electric cooktop, built-in oven, microwave, window coverings, washer, dryer, hood fan

Perfect for first-time buyers, investors, or students, this end unit in the Skye complex offers 3 bedrooms, 3.5 bathrooms, and a finished basement. The half bath is conveniently located on the main floor off of the large, open living/dining/kitchen areas. Enjoy the convenience of a single car attached garage with an extended driveway, and not having to worry about landscaping or snow removal. Nestled in the desirable Highlands neighborhood, this home combines comfort and practicality. Don't miss out on this fantastic opportunity - call your Realtor for a viewing today!