



2, 446 Highlands Boulevard W
Lethbridge, Alberta

MLS # A2200061



\$365,000

Division:	West Highlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,055 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Fridge (as is - water dispenser does not work), cook top, wall oven, microwave, hood fan, garage door opener + 2 remotes, blinds, washer, dryer, AC, curtain rods, patio lights, doorbell camera (negotiable)

Pristine Skye condo backing onto green space! This fully finished, meticulously cared for home is entirely turn key! With plentiful natural light and a practical floor plan this 2 story home is ideal for those looking for low maintenance living with incredible access to amenities. The main floor is focused on entertaining - an open concept living, dining and kitchen area with a quartz kitchen, sleek cabinetry and a convenient half bathroom. There's a single attached garage which makes parking a breeze. The upper floor features dual primary bedrooms - both with walk-in closets and 4 piece ensuites! The finished basement offers a well sized family room, 3 piece bathroom, laundry room with a sink and even some storage space! The back patio offers privacy screens, accent lighting and green space to enjoy. Only steps away from parks, walking paths and amenities, this home is ready for you to move in!