

## 2, 43 Highlands Place W Lethbridge, Alberta

MLS # A2237848



# \$249,900

<b>Division:</b>	West Highlands		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	639 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	None, On Street		
<b>Lot Size:</b>	0.59 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Few Trees, Landscaped, Low Maintenance Landscape, Street Li		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

**Inclusions:** Fridge, stove, dishwasher, hood range, washer/dryer, window hardware/coverings, window AC unit

Turnkey Opportunity & Affordable Condo Near U of L! Whether you're a first-time buyer, student, or investor, #2, 43 Highlands Place W offers unbeatable value and low-maintenance living in a prime West Lethbridge location. This updated 3-bedroom, 2-bathroom condo has 1,252.14sqft & is just minutes from the University of Lethbridge and features a modern, boho-inspired interior with trendy paint colors and an open main floor layout. Plenty of space for studying, relaxing, or creating&mdash;there&rsquo;s even room for a home office or music setup, and neighbors say it remains quiet and peaceful. Enjoy the east-facing balcony, updated appliances, and the convenience of in-unit laundry (located in the basement). With low condo fees at just \$250/month, this unit is a smart choice for budget-conscious buyers or investors seeking a solid rental opportunity in a high-demand area. Move-in ready and full of potential&mdash;this is affordable living done right!