

**122 Tartan Boulevard W
Lethbridge, Alberta**

MLS # A2255286



\$434,900

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,015 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters		

Inclusions:	N/A
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Welcome to this freshly painted 4-bedroom, 2 bathroom home in highly desirable West Highlands! Built with energy efficient ICF construction, this property offers long-lasting quality and exceptional comfort. You'll love the fully finished, insulated double detached garage, plus two extra front parking pad spaces, perfect for families with multiple vehicles or buyers needing extra storage. Inside, the smart multi-level layout separates bedrooms and bathrooms for added privacy and convenience. Step out onto the large deck and enjoy a low maintenance yard that gives you green space without the hassle. Located close to parks, schools, and major shopping, this home is ideal for families and an excellent opportunity for investors looking for strong rental demand in one of Lethbridge's top neighborhoods. Move in ready, freshly updated, and packed with value this is one you don't want to miss!