

**2, 426 Highlands Boulevard W  
Lethbridge, Alberta**

**MLS # A2275019**



**\$355,000**

<b>Division:</b>	West Highlands		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 180
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Oven, Cooktop (as is), Dishwasher, Washer, Dryer, Garage Door Opener, AC Unit

Welcome to #2 426 Highlands Blvd W, this townhome unit is located in one of West Lethbridge's most desirable areas. With its bright layout and unbeatable location, this home is ideal for first time home buyers, downsizers, or investors. Step into an open concept kitchen, dining, and living space featuring laminate flooring throughout, a large kitchen island with seating, wall-mounted oven and microwave, stainless steel appliances, glass tile backsplash, abundant natural light, and a convenient half-bath completes the main level. Upstairs you'll find two spacious primary bedrooms, each with its own full ensuite and plenty of natural light, perfect for roommates, guests, or flexible living arrangements. The unfinished basement offers excellent potential. Create a third bedroom and bathroom, a rec room, or additional storage, whatever suits your lifestyle. With style, functionality, and prime location, this townhouse offers exceptional value and a wonderful place to call home.