

**1, 43 Highlands Place W
Lethbridge, Alberta**

MLS # A2314435



\$250,000

Division:	West Highlands		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	650 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Stall		
Lot Size:	0.20 Acre		
Lot Feat:	Few Trees, Landscaped		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Kitchen Island, Laminate Counters, Pantry, Storage

Water: -

Sewer: -

Condo Fee: \$ 240

LLD: -

Zoning: R-100

Utilities: -

Inclusions: Fridge, stove, washer, dryer, microwave, hood fan

Move-in ready and well-maintained, this inviting 3-bedroom, 2-bath townhouse is an excellent opportunity for first-time home buyers, investors, or those looking to downsize without sacrificing space or convenience! Featuring a functional layout, in-suite laundry, and comfortable living spaces, this home offers easy, low-maintenance living. Condo fees cover exterior maintenance, snow removal, landscaping, and professional management, making ownership simple and stress-free. One off-street parking stall plus ample street parking provide added convenience for residents and guests. Ideally located just steps from West Highlands Park, public transit, and everyday amenities, this property offers exceptional value and immediate possession! Don't miss your chance to own this fantastic home—call your REALTOR® today and book your private viewing before it's gone!