

**4, 304 Highlands Boulevard W
Lethbridge, Alberta**

MLS # A2338878



\$250,000

Division:	West Highlands		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	595 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	0.18 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-100
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Sump Pump(s)		

Inclusions: all window coverings

Calling all investors or first time buyers, this move in ready, nicely maintained 3 bedroom 2 bathroom condo is ready for it's next owner! Is your child attending university in Lethbridge this Fall? With a bus stop just half a block away with direct access to the university, this lovely place would be perfect for students! The main floor features a nice size living and dining space, kitchen with island and pantry, and a full 3 piece bathroom. All 3 bedrooms are located downstairs, with another full four piece bathroom, as well as your laundry and some great storage space under the stairs. This home is located just steps from West Highland Park where you'll find a playground and beautiful walking paths. Groceries, restaurants, pharmacies, and so many amenities are just a short walk away. With immediate possession available, this home has exceptional value and won't last long. Give your REALTOR® a call and set up a showing before it's gone!