

**6, 5 Tartan Boulevard W
Lethbridge, Alberta**

MLS # A2341081



\$255,000

Division:	West Highlands		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	641 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 290
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-100
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Primary Downstairs		

Inclusions: Fridge, stove, dishwasher, hood fan, washer, dryer, blinds

Welcome to this well-located 3-bedroom, 2-bathroom condo in desirable West Highlands, directly across the street from a beautiful park, playground and pond. Whether you're looking to stop renting, purchase your first home, invest in a rental property, or find a convenient home close to the University of Lethbridge, this property offers plenty of possibilities. The home features a functional layout with all three bedrooms located on the lower level, helping keep the sleeping areas comfortable and cool during the summer months. Upstairs, enjoy a bright living space and your own private balcony — a great spot to relax at the end of the day. The unit includes off-street parking with an assigned stall, along with all appliances and window coverings. Condo fees include snow removal, yard irrigation and maintenance, reserve fund contributions and professional management fees, making ownership simple and affordable. Location is another major advantage! You're on the University side of Lethbridge with quick access to schools, parks, shopping, restaurants, groceries and everyday amenities. Many of the things you need are just a short walk or drive away. The property is vacant and ready for immediate possession, making showings easy and allowing you to move quickly. **WHY RENT WHEN YOU CAN OWN?** For qualified owner-occupied buyers, speak with your mortgage professional to learn what options are available to you. Whether you're buying your first home or adding another property to your investment portfolio, this West Highlands condo deserves a look. Contact your favourite REALTOR®; and book your private showing today!