

2, 426 Highlands Boulevard W
Lethbridge, Alberta

MLS # A2275019



\$355,000

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

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