

**5, 438 Highlands Boulevard W
Lethbridge, Alberta**

MLS # A2281450

\$369,800



Division:	West Highlands		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,026 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-75
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island		

Inclusions: -

Step into a home designed for effortless living and modern style. This bright and inviting space features a fully fenced patio, offering a private outdoor retreat perfect for morning coffee or evening relaxation. Inside, you'll stay cool year-round with central A/C, ensuring total comfort during the warmer months. Extra space in the undeveloped basement where you can put your own stamp into future development. The top level will welcome you to a large and well designed master bedroom with its own ensuite bath. A 2nd bathroom can be found on the top floor along with a large linen closet. Note: There is a lease in place with current tenants until March 31, 2026.