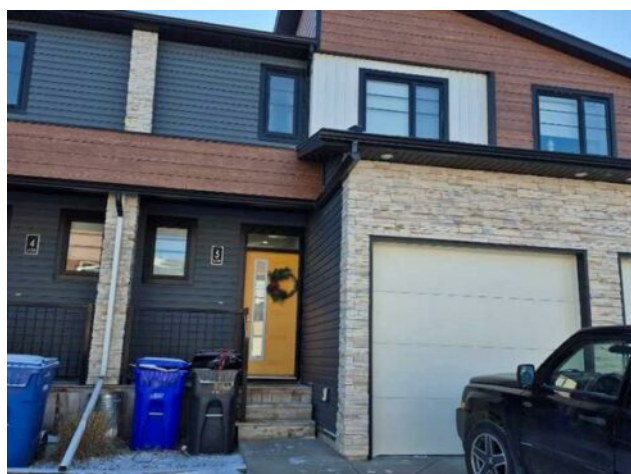


5, 438 Highlands Boulevard W
Lethbridge, Alberta

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.