



Anne French  
Your REALTOR®  
Love where you live.

403-894-9537  
anne@locknkeyrealty.ca

3, 406 Highlands Boulevard W  
Lethbridge, Alberta

MLS # A2158758



**\$339,000**

<b>Division:</b>	West Highlands		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,157 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Off Street, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 180
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home		

**Inclusions:** none

Highly desirable and unique west side townhouse condos in SKYE. These great units don't come up often so if you have been waiting for one to come to market don't hesitate and call your realtor today! This unit is ready for quick possession and is the popular two primary bedroom upper floor plan. A great layout no matter how you use it - a rent generator with two large primary bedrooms with ensuites, or the perfect layout for you and your guests. The main floor offers great room living, with dining, living area and even a main floor powder room. The full kitchen is ideal for great entertaining including both a built in wall oven and a microwave, glass cook top, large fridge, all stainless, quartz countertops, and lots of cabinetry for storage. A private back patio stepping on to lawn area you don't have to cut as all the exterior landscaping and year round maintenance is covered in your low condo association fee. If all that wasn't enough there is even an unfinished full basement waiting for your custom development, your own off street parking driveway space leading into your attached single garage. Beautiful parks and bike pathways, schools, shopping, restaurants, public transit and more right out your door. No wonder these great SKYE townhouse condo's rarely come to market - so much to love about living here! Make SKYE your new easy living home!