

**2, 418 Highlands Boulevard W  
Lethbridge, Alberta**

**MLS # A2189246**



**\$347,900**

<b>Division:</b>	West Highlands		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,061 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Lake		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<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, Walk-In Closet(s)		

**Inclusions:** Kitchen Appliances, Window Coverings, Central A/C

Looking for a SKYE Condo? This property is very gently lived in, and comes with window coverings, AC, and ALL appliances! The main floor features high ceilings, a kitchen with large island that opens up to the living room and dining room and a half bath. You also have access to the attached single garage. The main floor also features large windows on the back of the house that lets in a ton of natural light. Upstairs you will find two master bedrooms, each with a walk-in closet and a full bathroom. The basement is undeveloped, and could easily accommodate an additional bedroom and bathroom. Ready for a quick possession. it is also located RIGHT at the front of the complex. This makes parking for your guests SO much easier. Within easy walking distance to west side amenities, including two grocery stores, you will enjoy the convenience offered by this modern condo. Call a REALTOR &reg; now to get in right away!