

\$389,500 - 118 Tartan Boulevard W, Lethbridge

MLS® #A2096193

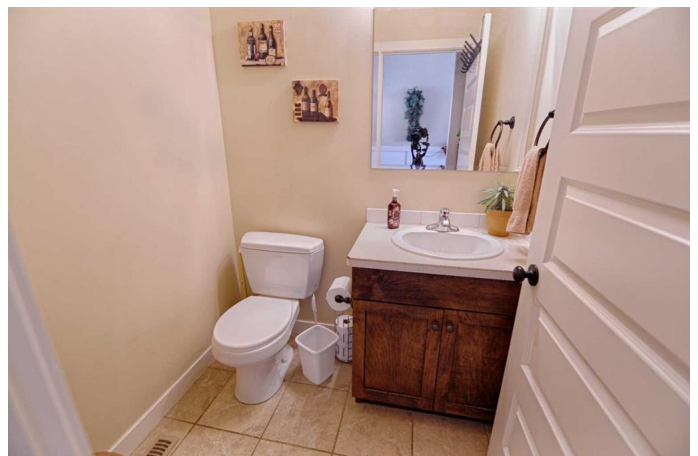
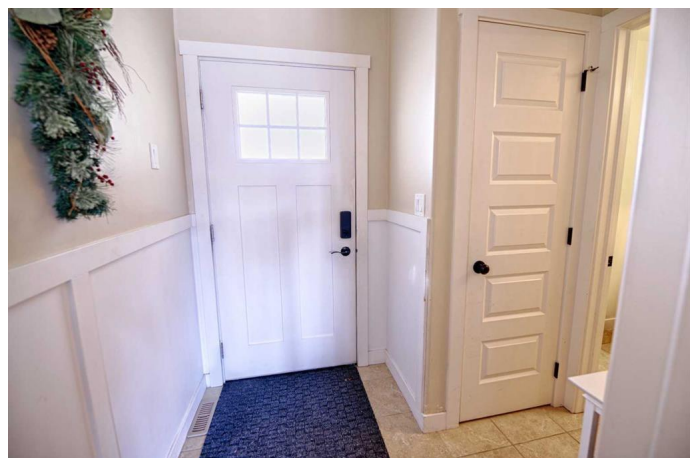
\$389,500

4 Bedroom, 4.00 Bathroom, 1,544 sqft

Residential on 0.09 Acres

West Highlands, Lethbridge, Alberta

This move-in ready family home is ready for it's new owners to enjoy! Located close to many conveniences such as shopping, schools, parks, and pathways, this home is a must see! As soon as you arrive, you will notice that this home has great curb appeal with a bright exterior and double attached garage. Upon entering the home you are greeted with a nicely appointed entry way, guest bathroom, and soaring ceilings. The main living space has large windows looking in to the backyard, and has ample space for large family gatherings. The living area also features a gas fireplace and wainscoting which add warmth and character to the space. The living room opens up to the well thought out kitchen and dining space, with plenty of counter space and stainless steel appliances. Large patio doors continue to give light in to the space, and lead out to the back deck, patio, and large fenced yard which add living space in the warmer months, and is perfect all year round for children and furry pets to play. The main floor is completed with a nice sized laundry room, and has a direct entrance from the garage. Upstairs on the second level is where you will find the spacious primary suite with more than enough space for a full bedroom set and seating area, and is complete with ensuite bathroom and walk-in closet. There are 2 more generous sized bedrooms and a full bathroom on this upper level for the children, with lots of extra storage space. The fully finished basement features a



second living area to enjoy as well as another bedroom, full bathroom, and storage galore! If you have been searching for a family home that is move in ready with a great functional floor plan, don't let this one pass you by!

Built in 2008

Essential Information

MLS® #	A2096193
Price	\$389,500
Sold Price	\$375,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,544
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	118 Tartan Boulevard W
Subdivision	West Highlands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J5A6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, High Ceilings, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)
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Appliances	See Remarks
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	December 4th, 2023
Date Sold	January 29th, 2024
Days on Market	56
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group
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