

# \$326,900 - 1, 498 Highlands Boulevard W, Lethbridge

MLS® #A2113356

**\$326,900**

3 Bedroom, 4.00 Bathroom, 1,088 sqft

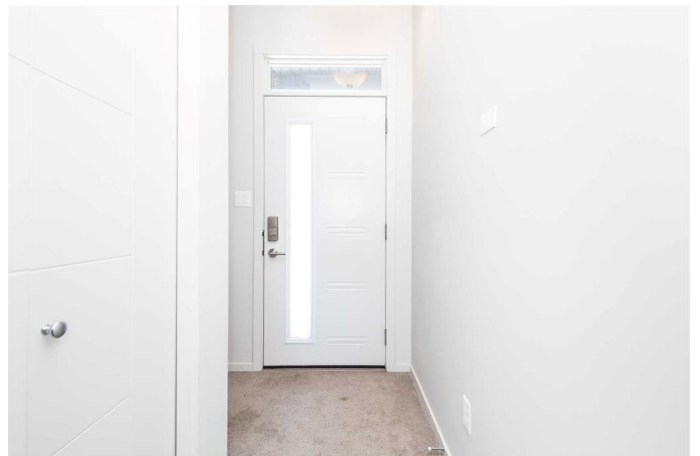
Residential on 0.00 Acres

West Highlands, Lethbridge, Alberta

Amazing end-unit Skye condo backing onto a green space! This modern, high-end 3 bedroom 4 bathroom condo is perfectly located, literally steps away from a major West Lethbridge commercial development with grocery stores, restaurants and more. It is also only a 5 minute drive to the University of Lethbridge, with easy highway access to hit the road to Calgary or Waterton. Natural light bathes modern finishes on the main floor, including quartz countertops, dual-toned cupboards and stainless steel appliances in the kitchen. Other main floor features include a comfortable living room, a two piece bathroom and a walk-out patio door inviting you to take in the beautiful park view. Upstairs are two bedrooms, laundry, a four-piece bathroom and a primary suite with ensuite and walk-in closet. Downstairs, a fully finished basement with an open concept family room and a fourth bathroom complete this incredible floor plan. Need more bedrooms and fewer family rooms? No problem! The downstairs family room can be easily converted to a fourth bedroom. Other features to enjoy are a finished single attached garage, air conditioning, professional property management, low maintenance and low condo fees! Units in this development go fast!

Built in 2017

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2113356      |
| Price          | \$326,900     |
| Sold Price     | \$326,900     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,088         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1, 498 Highlands Boulevard W |
| Subdivision | West Highlands               |
| City        | Lethbridge                   |
| County      | Lethbridge                   |
| Province    | Alberta                      |
| Postal Code | T1J5K5                       |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | None                             |
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters, Kitchen Island                                                              |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                       |
| Cooling           | Central Air                                                                                                      |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full                                                                                                   |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                              |
|-----------------|------------------------------|
| Lot Description | Backs on to Park/Green Space |
| Roof            | Asphalt                      |
| Construction    | Vinyl Siding, Wood Frame     |
| Foundation      | Poured Concrete              |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 9th, 2024  |
| Date Sold      | March 27th, 2024 |
| Days on Market | 18               |
| Zoning         | R-75             |
| HOA Fees       | 0.00             |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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