

\$325,000 - 7, 414 Highlands Boulevard W, Lethbridge

MLS® #A2115446

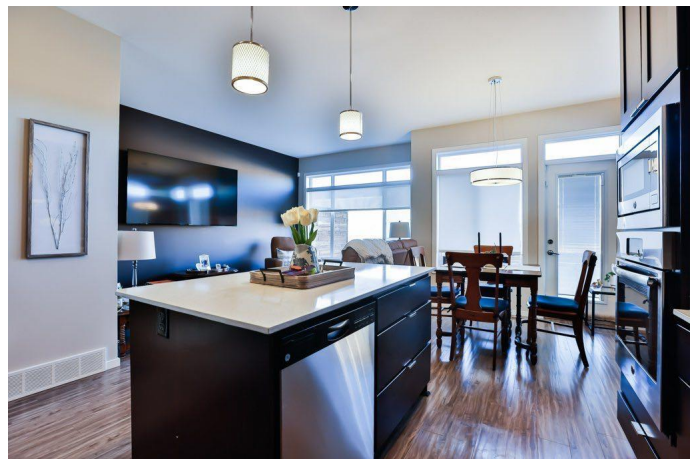
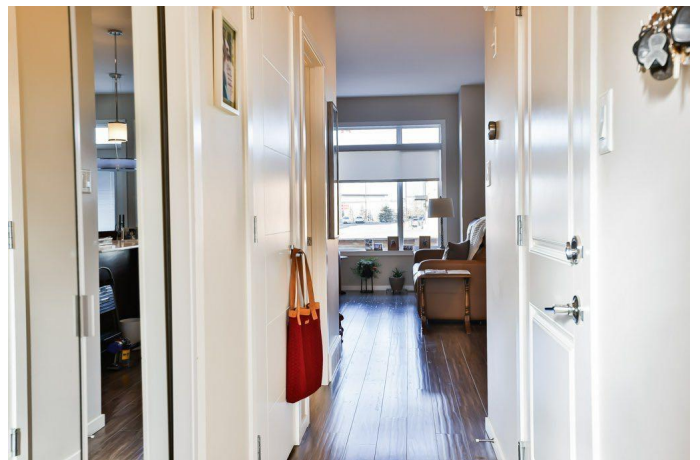
\$325,000

2 Bedroom, 3.00 Bathroom, 1,044 sqft

Residential on 0.00 Acres

West Highlands, Lethbridge, Alberta

Experience the epitome of comfortable living in this meticulously maintained row townhouse nestled in the demanding neighbourhood of West Lethbridge. Upon entering, you are warmly welcomed into the main floor, a place where comfort meets style. The area is thoughtfully laid out to include a living room, dining area, kitchen, and a convenient half washroom, creating an ideal setting for both relaxation and entertaining guests. The kitchen, the heart of the home, is equipped with stainless appliances. As you ascend to the upper floor, the residence continues to impress with its two generously sized bedrooms, each possessing its own en-suite 4-piece washrooms. The unique advantage of being a side house bestows both levels with an abundance of natural sunlight, enhancing the overall ambiance and vitality of the home. While the basement currently serves as an expansive storage space, it holds the untapped potential for homeowners to transform it according to their needs, including an additional bedroom and bathroom, further elevating the home's value and versatility. Beyond the confines of this splendid home lies a myriad of features that affirm its allure. The inclusion of a garage and a driveway accommodating two parking spaces addresses the practicalities of vehicle storage. The stylish lighting fixtures and window coverings not only add to the aesthetic appeal but also ensure privacy and comfort. Maintained meticulously, this home is move-in ready, waiting to



welcome its new occupants.

The townhouse's strategic location offers unparalleled convenience, positioned close to an array of amenities that cater to every aspect of daily life. From grocery stores, restaurants, and pizza stores to essential services such as a pet hospital, dentist, banks, and a car wash, everything you need is within easy reach. The neighborhood is also rich in recreational options, with schools, parks, playgrounds, and a bus station nearby, fostering a vibrant community atmosphere.

This stunning row townhouse in West Lethbridge is more than just a residence; it's a place where life's moments are to be cherished and celebrated. Unlock the door to a lifestyle defined by comfort, convenience, and sophistication.

Built in 2014

Essential Information

MLS® #	A2115446
Price	\$325,000
Sold Price	\$319,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,044
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	7, 414 Highlands Boulevard W
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Subdivision	West Highlands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5K5

Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Driveway, Single Garage Attached

Interior

Interior Features	Built-in Features, Granite Counters, Kitchen Island, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Landscaped, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 16th, 2024
Date Sold	June 2nd, 2024
Days on Market	78
Zoning	R-75
HOA Fees	0.00

Listing Details

Listing Office	ProActive Real Estate Ltd.
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