

\$469,900 - 228 Tartan Circle W, Lethbridge

MLS® #A2211595

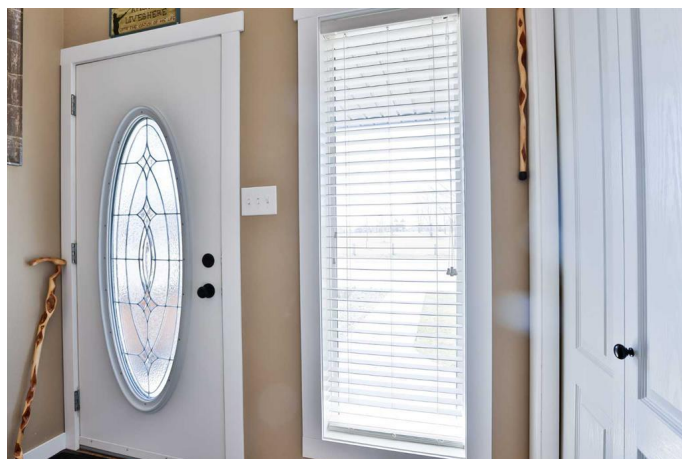
\$469,900

4 Bedroom, 3.00 Bathroom, 735 sqft

Residential on 0.14 Acres

West Highlands, Lethbridge, Alberta

Welcome to one of the most refreshing homes on the market today; an exceptional custom-designed bi-level residence that stands apart from the rest! Say goodbye to "cookie cutter" and hello to a home that offers both character and functionality, complete with a super-sized heated double attached garage and convenient RV parking. Situated on a desirable corner lot and south-facing entrance overlook Tartan Park, where a scenic trail system invites you to enjoy fresh air and regular exercise, while the nearby playground is perfect for kids. The backyard is a private retreat, fully enclosed by a maintenance-free vinyl fence and shaded by mature trees. A separate storage shed provides the perfect space for your lawnmower and patio furniture. Step inside and discover a thoughtfully designed layout, offering over 1670 sq. ft. of finished living area. The main floor features a cozy living room with a focal gas stove and ample space for your large sectional. The bright and spacious dining area flows seamlessly into a well-appointed wraparound kitchen, offering plenty of cabinets and counter space. Adding to the home's convenience, this level also includes main-floor laundry, a front bedroom and a full 4-piece bathroom. Upstairs, you'll find three bedrooms and two full bathrooms, including a spacious primary suite with its own en-suite. Sunlight pours in through the home's many large windows, creating a bright and welcoming atmosphere. The main floor also includes a



dedicated mechanical room and a separate storage room, ensuring everything has its place. Additional features include air conditioning, all appliances, central vacuum with attachments, a heated garage with a 220-amp outlet, and even a BBQ gas outlet for your outdoor gatherings. This truly one-of-a-kind home is a must-see!

Built in 2007

Essential Information

MLS® #	A2211595
Price	\$469,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	735
Acres	0.14
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	228 Tartan Circle W
Subdivision	West Highlands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5B1

Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Open Floorplan, Recessed Lighting, Sump Pump(s), Vinyl Windows
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 15th, 2025
Days on Market	31
Zoning	R-SL

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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