

# \$425,000 - 130 Tartan Boulevard W, Lethbridge

MLS® #A2221213

## \$425,000

4 Bedroom, 2.00 Bathroom, 1,024 sqft

Residential on 0.09 Acres

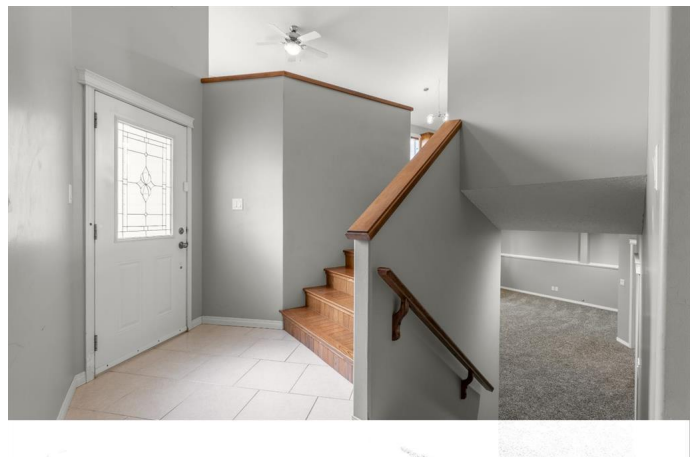
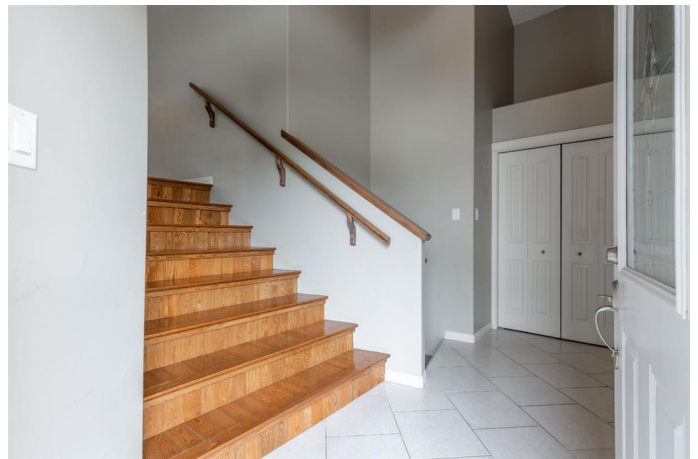
West Highlands, Lethbridge, Alberta

Welcome to your happy place on the West side of Lethbridge. This warm and inviting 4 bedroom, 2 bathroom home offers the perfect blend of comfort and functionality, ideal for families or for anyone chasing that cozy "this is it feeling". Step inside a unique foyer with wide to narrow stairs that lead you into a bright open concept living, dining, and kitchen area, perfect for everyday living and weekend entertaining. The main level features two spacious bedrooms, a full bathroom, and easy access to a charming backyard complete with a fire pit, perfect for summer evenings. Downstairs, the fully finished basement adds two more bedrooms, another full bath, a laundry/utility room, and a huge rec room ready for movie nights, game days, or a simple hangout zone. Located in a quiet family friendly neighbourhood near parks and shopping, this move in ready home is full of personality and potential. Come see it for yourself, you'll feel right at home!

Built in 2007

## Essential Information

MLS® #	A2221213
Price	\$425,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,024



Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	130 Tartan Boulevard W
Subdivision	West Highlands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5A6

### **Amenities**

Parking Spaces	3
Parking	Parking Pad, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Sump Pump(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 2025
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Days on Market	1
Zoning	R-L

**Listing Details**

Listing Office	Grassroots Realty Group
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