

\$374,900 - 5, 450 Highlands Boulevard W, Lethbridge

MLS® #A2224131

\$374,900

4 Bedroom, 4.00 Bathroom, 1,198 sqft

Residential on 0.21 Acres

West Highlands, Lethbridge, Alberta

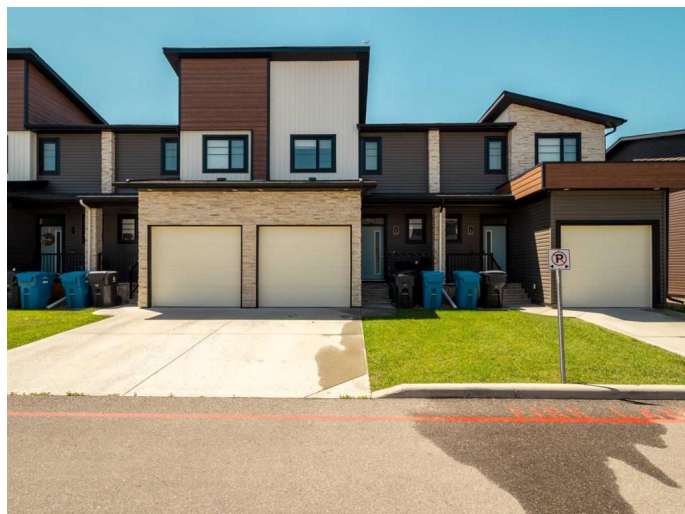
Welcome to this stylish and spacious two-story townhome condominium in the desirable SKYE development in West Lethbridge. Offering 1,198 sq. ft. of beautifully finished space above grade, this home is the perfect blend of comfort, functionality, and modern design.

Upstairs, youâ€™ll find three bedrooms, including a primary suite with a private 3-piece en suite. The additional two bedrooms share a well-appointed full bathroom, ideal for family, guests, or roommates.

The main floor features a bright, open-concept layout flooded with natural light. Enjoy cooking and entertaining in the modern kitchen complete with quartz countertops, sleek white cabinetry, stainless steel appliances, and a convenient island that flows seamlessly into the dining area and living roomâ€”perfect for everyday living and gatherings.

The finished basement offers flexible living options. Currently set up as a bedroom, it could easily be transformed into a cozy second living space, home office, or media room. This unit also includes air conditioning for year-round comfort, and a single attached garage adds extra convenience and storage.

Located centrally in West Lethbridge, this unit is just minutes from shopping, the University of Lethbridge, schools, parks, and the Cor Van



Raay YMCA and Cavendish Farms Centre.
Whether you're a first-time buyer seeking low-maintenance living, an investor looking for a strong rental opportunity, or a student wanting a modern and convenient home this property checks all the boxes.

Don't miss your chance to own in one of Lethbridge's most sought-after condo communities! Contact your favorite REALTOR® today to schedule a showing!

Built in 2014

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2224131 |
| Price | \$374,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,198 |
| Acres | 0.21 |
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 5, 450 Highlands Boulevard W |
| Subdivision | West Highlands |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1J 5K5 |

Amenities

| | |
|----------------|-------|
| Amenities | Other |
| Parking Spaces | 2 |

| | |
|--------------|------------------------|
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, See Remarks |
| Appliances | Built-In Oven, Central Air Conditioner, 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 | See Remarks |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 11th, 2025 |
| Days on Market | 3 |
| Zoning | R-75 |

Listing Details

| | |
|----------------|--|
| Listing Office | Century 21 Foothills South Real Estate |
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