

\$350,000 - 2, 442 Highlands Boulevard W, Lethbridge

MLS® #A2230310

\$350,000

2 Bedroom, 3.00 Bathroom, 1,054 sqft

Residential on 0.00 Acres

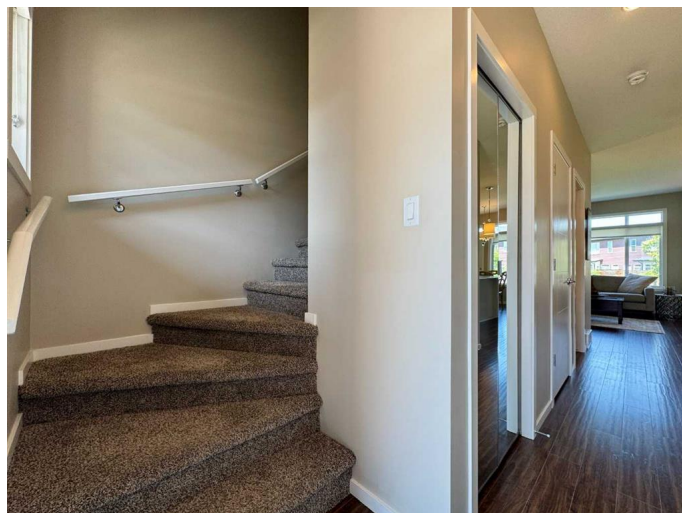
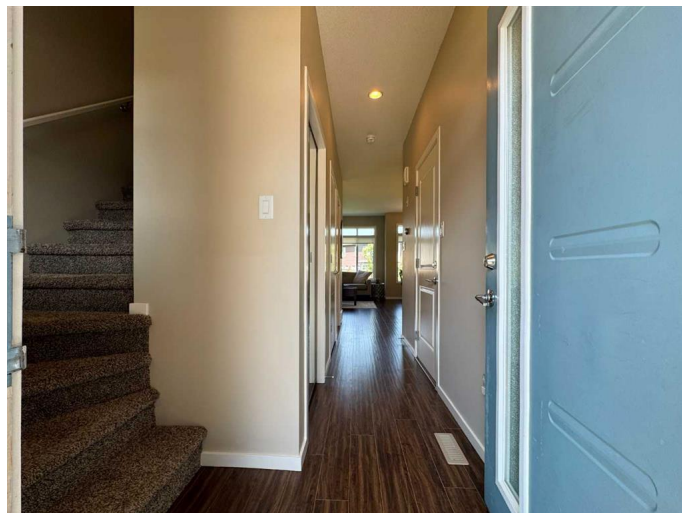
West Highlands, Lethbridge, Alberta

SKYE Condo: #2 442 Highlands Boulevard W, a modern and comfortable townhome in West Lethbridge. This two-storey unit features a smart layout with two primary bedrooms, two and a half bathrooms, and a single attached garage. The main floor is bright and open, with large windows and kitchen that has modern white cabinets, quartz countertops, and stainless steel appliances. There is also a convenient half bath and direct access to the garage. Upstairs, you will find two primary bedrooms, each with their own 4-piece ensuite and walk-in closet. The basement is unfinished and ready for your customization, whether you envision a family room, bedroom, office, or home gym. This home offers central air for year-round comfort and a very convenient location just minutes from the university, shopping, parks, and the YMCA. It is ideal for first-time buyers, students, or anyone looking for easy, low-maintenance living in a great neighborhood. You can view the video walkthrough in the links tab or on YouTube by searching for the home address.

Built in 2014

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2230310 |
| Price | \$350,000 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |



| | |
|----------------|---------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,054 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 2, 442 Highlands Boulevard W |
| Subdivision | West Highlands |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1J 5K5 |

Amenities

| | |
|----------------|-------------------------------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Parking Pad, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters, Sump Pump(s) |
| Appliances | Dishwasher, Dryer, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-----------------------------------------|
| Exterior Features | Other |
| Lot Description | Backs on to Park/Green Space, Few Trees |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 17th, 2025 |
| Days on Market | 3 |
| Zoning | R-75 |

Listing Details

| | |
|----------------|-----------------------------------------|
| Listing Office | Royal LePage South Country - Lethbridge |
|----------------|-----------------------------------------|

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