

\$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

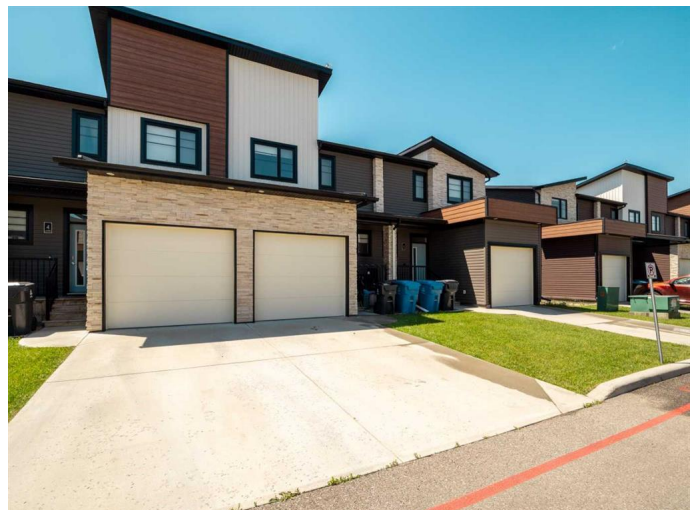
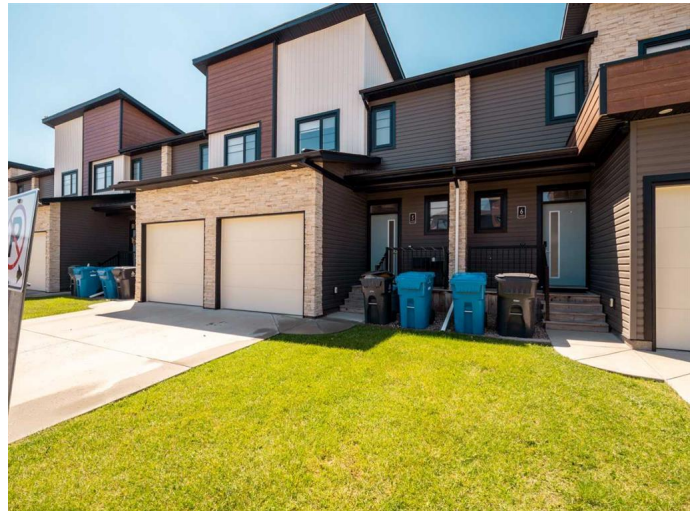
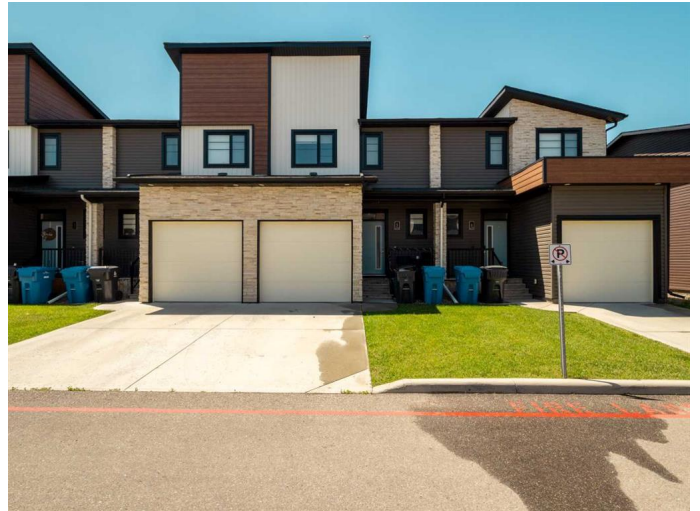
Welcome to this stylish and spacious two-story townhome condominium in the desirable SKYE development in West Lethbridge. Offering 1,198 sq. ft. of beautifully finished space above grade, this home is the perfect blend of comfort, functionality, and modern design.

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	Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Oven, Electric Cooktop
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	54
Zoning	R-75

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.