

\$440,000 - 122 Tartan Boulevard W, Lethbridge

MLS® #A2255286

\$440,000

4 Bedroom, 2.00 Bathroom, 1,015 sqft

Residential on 0.09 Acres

West Highlands, Lethbridge, Alberta

Welcome to this beautiful 4 bedroom, 2 bathroom home in desirable West Highlands! Built with energy efficient ICF building blocks, this property offers durability and comfort. The home features a spacious double detached garage at the back that is fully finished, insulated, and perfect for storage or hobbies, plus two additional front parking pad spaces. Inside, you'll appreciate the thoughtful layout with bedrooms and bathrooms spread by level, making it ideal for families. The large deck extends your living space outdoors, while the low maintenance yard offers just the right balance of grass for play and gardening without the upkeep of a big lawn. Conveniently located close to parks, schools, and shopping, it's perfect for a growing family. For investors, this property's location and features make it an excellent long term rental or resale opportunity in one of Lethbridge's most sought after neighborhoods.

Built in 2008

Essential Information

MLS® #	A2255286
Price	\$440,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,015



Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	122 Tartan Boulevard W
Subdivision	West Highlands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5A7

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Parking Pad
# of Garages	2

Interior

Interior Features	Kitchen Island, Laminate Counters
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2025
Zoning	R-L

Listing Details

Listing Office

Initia Real Estate

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