

\$434,900 - 122 Tartan Boulevard W, Lethbridge

MLS® #A2255286

\$434,900

4 Bedroom, 2.00 Bathroom, 1,015 sqft

Residential on 0.09 Acres

West Highlands, Lethbridge, Alberta

Welcome to this freshly painted 4-bedroom, 2 bathroom home in highly desirable West Highlands! Built with energy efficient ICF construction, this property offers long-lasting quality and exceptional comfort. Youâ€™ll love the fully finished, insulated double detached garage, plus two extra front parking pad spaces, perfect for families with multiple vehicles or buyers needing extra storage.

Inside, the smart multi-level layout separates bedrooms and bathrooms for added privacy and convenience.

Step out onto the large deck and enjoy a low maintenance yard that gives you green space without the hassle. Located close to parks, schools, and major shopping, this home is ideal for families and an excellent opportunity for investors looking for strong rental demand in one of Lethbridgeâ€™s top neighborhoods. Move in ready, freshly updated, and packed with value this is one you donâ€™t want to miss!



Built in 2008

Essential Information

MLS® #	A2255286
Price	\$434,900
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	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
Days on Market	72
Zoning	R-L

Listing Details

Listing Office

Initia 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.