

# \$399,900 - 102 Tartan Boulevard W, Lethbridge

MLS® #A2241966

**\$399,900**

4 Bedroom, 2.00 Bathroom, 940 sqft

Residential on 0.09 Acres

West Highlands, Lethbridge, Alberta

Looking for a smart investment or a home that can help pay the bills? 102 Tartan Blvd West checks both boxes. This fully illegally suited bi-level offers two separate units, each with its own entrance, laundry, kitchen, and living space, making it ideal for investors, first-time buyers, or anyone looking to offset their mortgage with rental income.

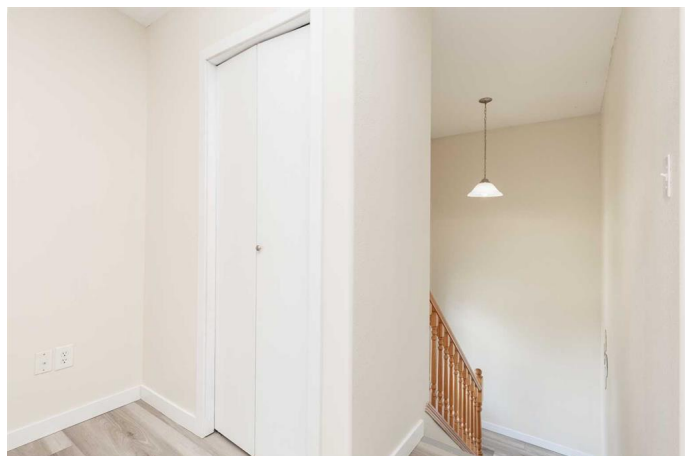
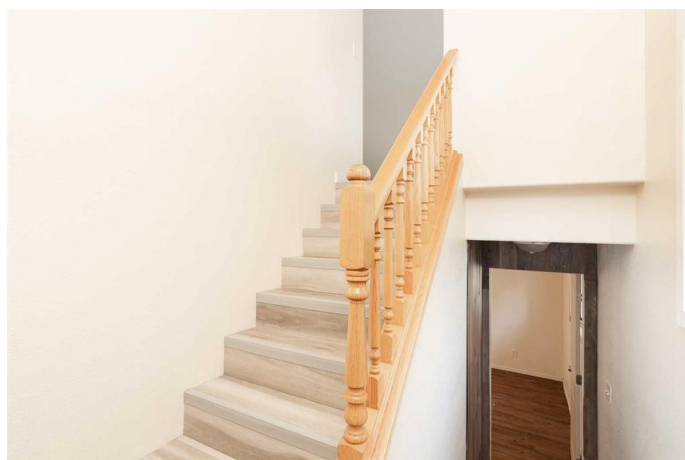
The main floor features vaulted ceilings, a spacious living room, newer kitchen, designated dining area, 2 bedrooms, full bathroom, and private laundry. Downstairs, the lower suite includes another 2 bedrooms, full bathroom, separate laundry, and a combined kitchen/living/dining space that's functional and bright.

Freshly painted throughout, the home is move-in ready and vacant, making it easy to set your own rents or move in without delay. The lot has back alley access, offering the potential to add a garage.

Located in West Highlands, you're within walking distance to shopping, restaurants, parks, schools, and other key amenities. Whether you're investing or planning to live in one unit and rent the other, this is a turn-key opportunity in a high-demand area.

Built in 2007

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2241966    |
| Price          | \$399,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 940         |
| Acres          | 0.09        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 102 Tartan Boulevard W |
| Subdivision | West Highlands         |
| City        | Lethbridge             |
| County      | Lethbridge             |
| Province    | Alberta                |
| Postal Code | T1J 5A7                |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | Laminate Counters, Vaulted Ceiling(s) |
| Appliances        | See Remarks                           |
| Heating           | Forced Air                            |
| Cooling           | None                                  |
| Has Basement      | Yes                                   |
| Basement          | Exterior Entry, Finished, Full, Suite |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | None                                                     |
| Lot Description   | Back Lane, Front Yard, Lawn, Level, No Neighbours Behind |
| Roof              | Asphalt                                                  |
| Construction      | Vinyl Siding                                             |
| Foundation        | Wood                                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 15              |
| Zoning         | R-L             |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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