

\$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.

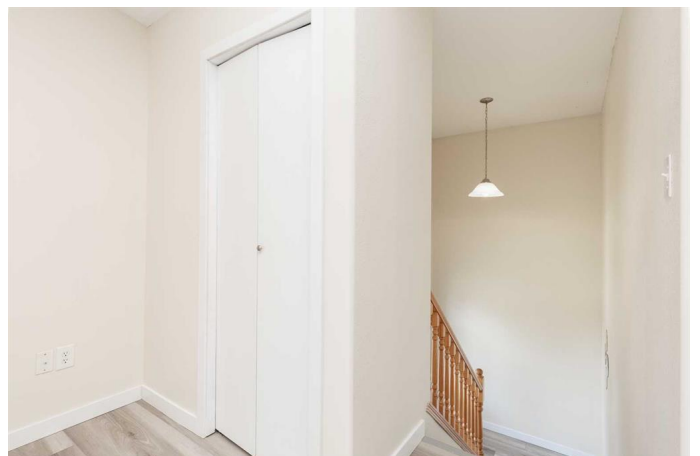
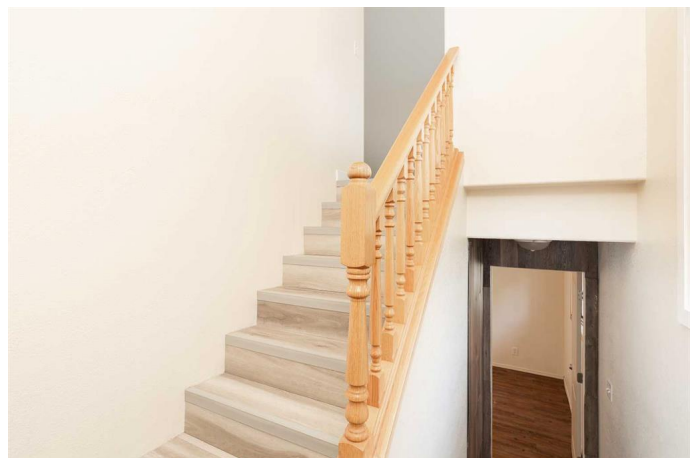
The main floor features vaulted ceilings, a spacious living room, newer kitchen, designated dining area, 2 bedrooms, full bathroom, and private laundry. Downstairs, the lower suite includes another 2 bedrooms, full bathroom, separate laundry, and a combined kitchen/living/dining space that's functional 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	8
Zoning	R-L

Listing Details

Listing Office	Lethbridge Real Estate.com
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