

\$375,000 - 1, 486 Highlands Boulevard W, Lethbridge

MLS® #A2253086

\$375,000

3 Bedroom, 4.00 Bathroom, 1,171 sqft

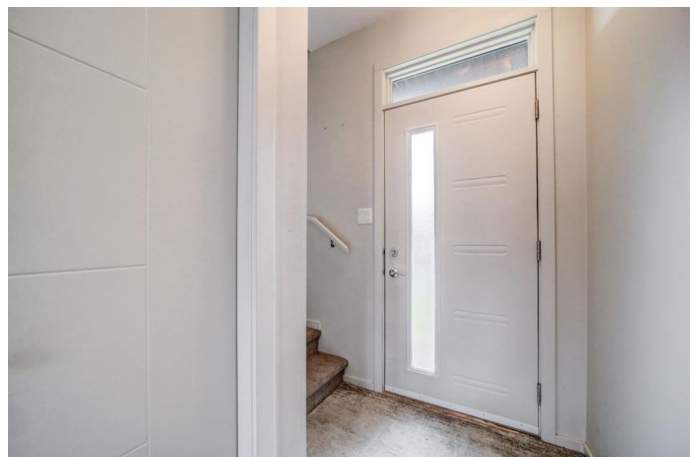
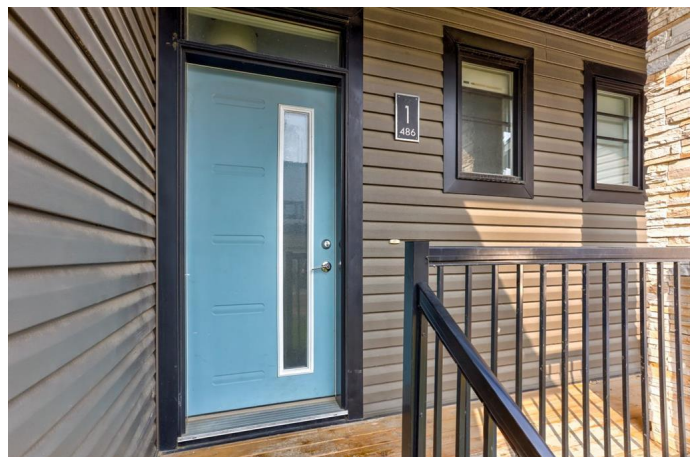
Residential on 0.25 Acres

West Highlands, Lethbridge, Alberta

Welcome to #1 - 486 Highlands Blvd W! This fully finished 3-bedroom, 3.5-bathroom end-unit townhome in the Skye Condos is move-in ready and waiting for you. With central A/C, an attached single garage, and quick possession available, all the practical boxes are already checked. What truly sets this home apart is the setting â€” it backs directly onto Highlands Park Pond, giving you peaceful views and easy access to walking trails, parks, and playgrounds right outside your door. Inside, youâ€™ll find a bright and functional layout that makes everyday living comfortable and easy. The sleek, modern kitchen is both stylish and practical, with stainless steel appliances, quartz countertops, and generous storage for all your essentials. Upstairs you'll find two spacious primary bedrooms, each with their own ensuite bathroom and walk-in closet. The finished basement adds extra flexibility, and everything has been kept clean and well cared for. Whether youâ€™re looking for your first home, a place to downsize, investment opportunities, or simply a low-maintenance lifestyle close to shopping and amenities, this condo is a fantastic option. Donâ€™t miss your chance to enjoy pond side living â€” contact your favourite REALTOR® to book your showing today!

Built in 2016

Essential Information



MLS® #	A2253086
Price	\$375,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,171
Acres	0.25
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1, 486 Highlands Boulevard W
Subdivision	West Highlands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5K5

Amenities

Amenities	Snow Removal, Visitor Parking
Utilities	Electricity Connected, Garbage Collection, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Off Street, Single Garage Attached
# of Garages	1

Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Sump Pump(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Central, High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Lake
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	6
Zoning	R-75

Listing Details

Listing Office	Onyx Realty Ltd.
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