

\$499,900 - 212 Tartan Circle W, Lethbridge

MLS® #A2256744

\$499,900

4 Bedroom, 2.00 Bathroom, 909 sqft

Residential on 0.10 Acres

West Highlands, Lethbridge, Alberta

Perfectly positioned right across from the park and close to schools and shopping, this home blends convenience, versatility, and modern updates. The main level features 2 bedrooms, a full bathroom. The main floor is an open concept, making it the perfect place to entertain.

The bright walk-out basement includes an illegal 2-bedroom suite (2016) with its own bathroom, large windows for natural light, and added soundproofing in the ceilingsâ€”making it ideal for extended family, guests, or rental potential.

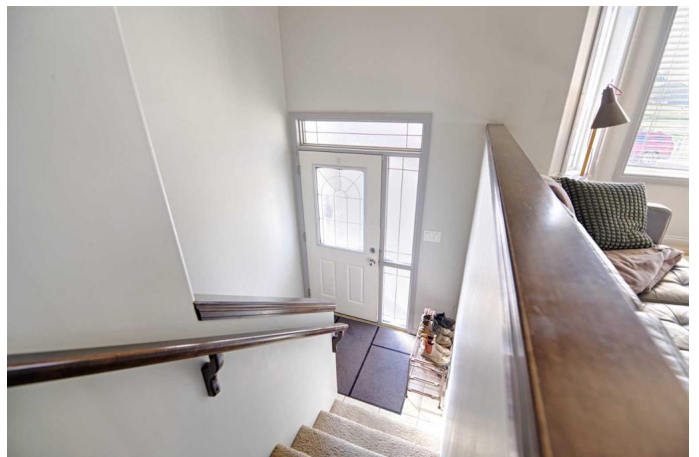
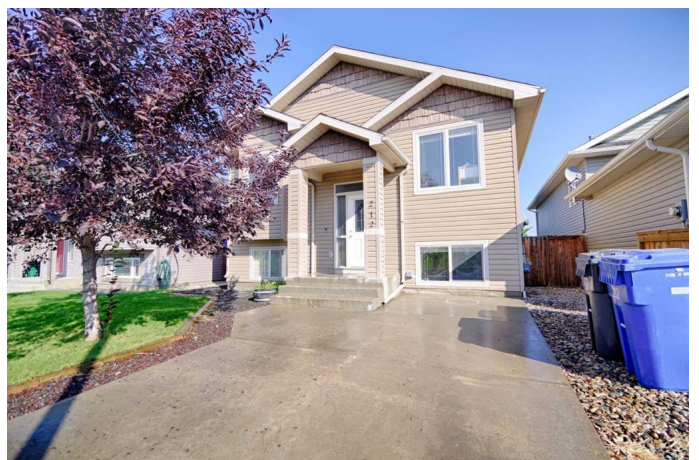
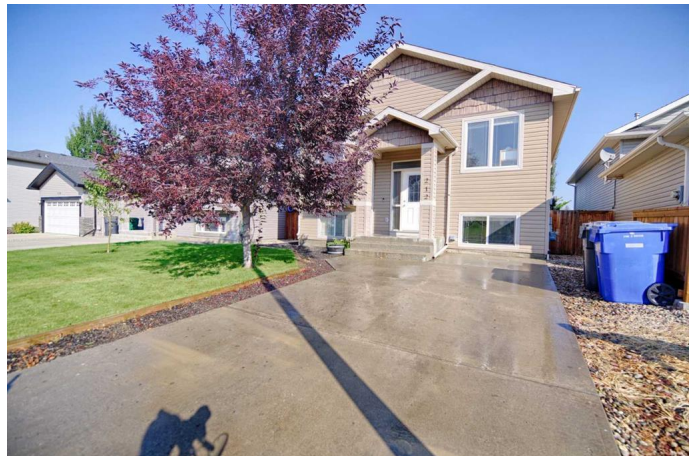
Recent upgrades include a new roof (2024), hot water tank (2025), and an oversized double garage with loft (2016), providing excellent storage, parking, or workshop space.

With the park at your doorstep, schools and shopping just minutes away, and a flexible layout to fit many lifestyles, this home is a must-see!

Built in 2007

Essential Information

MLS® #	A2256744
Price	\$499,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	909
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	212 Tartan Circle W
Subdivision	West Highlands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	t1j 5b1

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Separate Entrance, Skylight(s), Storage
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Other
Roof	Asphalt
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	7

Zoning R-SL

Listing Details

Listing Office REAL BROKER

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.