



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



Main Photo

### Property Description

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 ceilings—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!

## REALTOR Referral

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REALTOR®

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