

\$399,900 - 320 Tartan Circle W, Lethbridge

MLS® #A2245004

\$399,900

5 Bedroom, 2.00 Bathroom, 1,053 sqft

Residential on 0.09 Acres

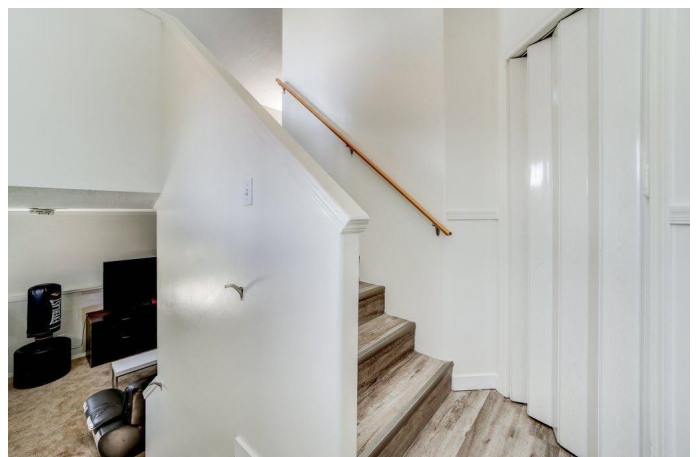
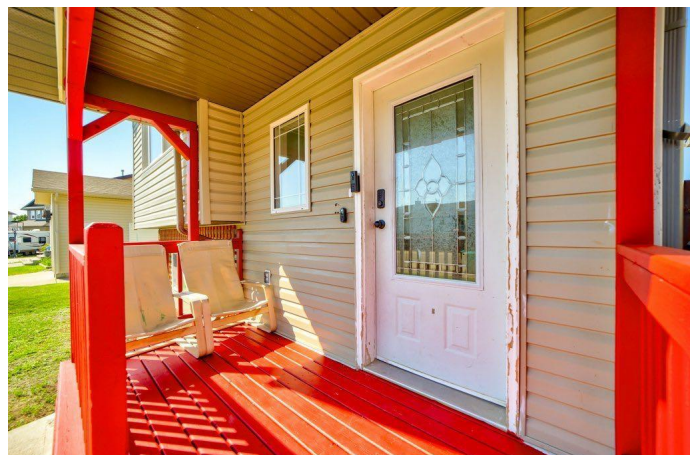
West Highlands, Lethbridge, Alberta

Welcome to this bright and inviting 5-bedroom, 2-bathroom home in a desirable West Lethbridge location. With vaulted ceilings creating an open, airy feel, this freshly-painted bi-level offers both comfort and flexibility for a variety of lifestyles. The main floor features a well-planned layout with plenty of natural light, 3 comfortable bedrooms, and a full bathroom. Downstairs, the walk-up basement includes a family room and an illegal suite with 2 more bedrooms, another 4-piece bathroom, and a kitchen area with a walk-up entrance – ideal for multi-generational living, guests, or extra rental income potential. Enjoy the convenience of a back alley, providing options for a future garage, a new roof (2024), and a peaceful setting just steps from Tartan Circle Park and Playground. You’re also within easy reach of West Highlands Shopping Centre, and walking trails. If you’re looking for space, functionality, and a great location, this home has it all. Contact your favourite REALTOR® to book a showing today!

Built in 2006

Essential Information

MLS® #	A2245004
Price	\$399,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2



Square Footage	1,053
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	320 Tartan Circle W
Subdivision	West Highlands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0Z1

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Off Street

Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Central, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 4th, 2025
Days on Market	5
Zoning	R-SL

Listing Details

Listing Office	Onyx Realty Ltd.
----------------	------------------

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