



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**6, 103 Crocus Terrace W  
Lethbridge, Alberta**

**MLS # A2213378**



**\$225,000**

<b>Division:</b>	Country Meadows Estates		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	848 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Landscaped, No Neighbours Behind, Street Lighting, Yard Lights		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 175
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RES
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Separate Entrance, Storage		

**Inclusions:** n/a

This is a rare opportunity to own a beautiful basement apartment condo in the great community of Country Meadows. This unique condo corner block of 4 townhouses also has 2 large basement apartment units tucked in the lower level. This lower unit offers an open floorplan great room with a full beautiful equipped kitchen, living/dining area with lots of room for an office space, 1 bedroom, full bath and even in unit laundry room and lots of storage. A private deck area and parking assigned right outside your door. This is a great first home, perfect for a student or professional but also an equally great investment property with a solid rental value in a lovely family area. Country Meadows is a well established west side newer area with parks and pathways, playgrounds, a lovely walk around water way, and close to all the west side shopping and easy access in and out of the city. Call your realtor today and get in on this rare property before it is gone!