



**GRASSROOTS**  
REALTY GROUP

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5, 103 Crocus Terrace W  
Lethbridge, Alberta

MLS # A2214570



**\$229,900**

<b>Division:</b>	Country Meadows Estates		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	879 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.31 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<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>	R-75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows		

**Inclusions:** Coffee Shelf

Welcome to this charming move-in ready condo in Country Meadows. This one bedroom, one bathroom lower level condo has been meticulously maintained, and features low condo fees, an electrified parking space, and lovely lower patio space. Inside you are greeted by a large entry way and decorated coat closet, which opens up to the open concept living space which is highlighted by a bright east-facing window, vinyl plank flooring, fresh paint, and spacious living and dining spaces. The kitchen is outfitted with an abundance of counter space, stainless steel appliances, built in shelving in the large pantry, and space for a coffee bar. This suite comes with it's own washer and dryer, independent furnace and hot water tank, and multiple storage spaces. Don't wait to begin your next adventure on the West side of Lethbridge with close proximity to shopping, schools, rec centre, and beautiful walking paths.