



**GRASSROOTS**  
REALTY GROUP

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7, 115 Lafayette Boulevard W  
Lethbridge, Alberta

MLS # A2218424



**\$245,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Varsity Village                                      |               |                   |
| <b>Type:</b>     | Residential/Other                                    |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 997 sq.ft.   | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Plug-In, Stall                                       |               |                   |
| <b>Lot Size:</b> | 1.81 Acres   |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Landscaped, Many Trees |               |                   |

|                    |                           |                   |        |
|--------------------|---------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Flat                      | <b>Condo Fee:</b> | \$ 230 |
| <b>Basement:</b>   | Finished, Full            | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Mixed                     | <b>Zoning:</b>    | R-100  |
| <b>Foundation:</b> | Poured Concrete           | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks               |                   |        |

**Inclusions:** n/a

Just a short walk to the University of Lethbridge, this charming townhouse condo is perfect for first-time buyers, or student parents looking for a smart investment. Featuring three bedrooms and numerous upgrades, including kitchen, stylish bathroom, fresh paint, flooring & more! This move-in-ready home offers a seamless flow between the kitchen, dining, and living areas—ideal for entertaining or unwinding after a long day of work or classes. Located in a peaceful, park-like setting, this well-managed complex provides assigned off-street parking and maintenance-free living. Plus, the unfinished basement is ready for your personal touch, offering endless possibilities for additional living space or storage. This is a fantastic opportunity you don't want to miss. Owner will take TRADES, (planes, trains, automobiles) what do you have!