



GRASSROOTS
REALTY GROUP

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108, 2207 8 Avenue S
Lethbridge, Alberta

MLS # A2222024



\$215,000

Division:	Victoria Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,099 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Off Street, Parking Lot, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air, Natural Gas

Floors: Laminate

Roof: Membrane

Basement: -

Exterior: Brick, Concrete

Foundation: Poured Concrete

Features: Laminate Counters, No Animal Home, No Smoking Home, Recreation Facilities, Storage

Water: -

Sewer: -

Condo Fee: \$ 480

LLD: -

Zoning: R-75

Utilities: -

Inclusions: Fridge, B/I Oven, Electric cooktop, Dishwasher, Washer, Dryer, Window Coverings , Microwave

Fantastic location for this large beautifully renovated 2 bedroom, 2 full bath condo unit! Right across the street from Henderson Lake! This highly sought after building, features a heated swimming pool in its beautiful courtyard, as well as a new weight room that was recently added. This ground floor, end unit is super quiet but yet still offers a nice view of the pool and courtyard from its approx 20 ft long deck. This is the perfect deck for your plants and having a nice quiet coffee in the mornings. With two entry doors, one from the courtyard side and one from the street side, these units offer easy accessibility and safety! This lovely unit offers in-suite laundry, storage, 2 bedrooms with the Primary bedroom featuring a lovely 3Pc Ensuite. If you love to entertain or just like having lots of personal space you will love the large living, dining area this unit offers. For the chef in you, you will appreciate the well thought out newly renovated kitchen with its built in wall oven, electric cooktop stove, and modern cabinetry and counterspace. This unit also features a small storage closet where the freezer currently sits. Each unit in this building has it's own Furnace and Air Conditioning unit making it perfect for those hot summer nights and chilly winter days! This unit is perfect for seniors as there are only about 6 steps up into this main floor suite. This is also a 18+ adult condo . Sorry no pets allowed in this complex.