



GRASSROOTS
REALTY GROUP

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7, 1739 St Edward Boulevard N
Lethbridge, Alberta

MLS # A2225588



\$154,900

Division:	St Edwards		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	793 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.25 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	-	Condo Fee:	\$ 516
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R-100
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Window Coverings, Hood Fan, Shelf in Storage Room, TV Mount in Primary Bedroom, Window A/C in Storage Room

Cozy second-floor condo, featuring 2 bedrooms and a 4-piece bathroom. The neutral paint and luxury vinyl plank flooring create a clean and modern aesthetic throughout the space. The foyer offers built-in storage and a convenient pantry, enhancing the unit's functionality. The galley kitchen is a highlight, with durable stone countertops and matching white appliances, close to the eating area. The main bedroom includes a ceiling fan for added comfort. Step out onto the balcony to enjoy a view of the back alley and the convenience of nearby parking. Located close to green spaces, parks, and various amenities, this condo offers both comfort and convenience. The condo fees include professional management, common area maintenance, laundry access in the basement and all utilities except for electricity. Ideal for first time home buyers, investors, or simply those seeking a practical living space in North Lethbridge.