



GRASSROOTS
REALTY GROUP

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3, 535 9 Avenue N
Lethbridge, Alberta

MLS # A2228499

\$235,000



Division:	Staffordville		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	887 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 285
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Sump Pump(s)		

Inclusions: Fridge, Stove, Hood Fan, Dishwasher, Washer, Dryer, Window Coverings, Movable Shed (where-is)

Welcome to #3 535 9 Avenue N in Coulee View Condos, an affordable, well-maintained unit in a peaceful northside community with beautiful views of the coulees. This bright and open home features a spacious living and dining area, a functional kitchen with pantry, and a separate laundry room. With two comfortable bedrooms, a full 4-piece bathroom, and a private outdoor storage shed, it's the perfect blend of comfort and low-maintenance living. Enjoy the natural scenery right outside your door, all while being close to parks, schools, and other amenities. Please view the video walkthrough in the links tab or on YouTube by searching for the home address. Pet approval is required.