



GRASSROOTS
REALTY GROUP

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**#201, 515 6 Street S
Lethbridge, Alberta**

MLS # A2229413



\$165,000

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	872 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Ceiling, Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 766
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	C-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Sauna		

Inclusions: dishwasher, microwave, oven, fridge, window coverings, light fixtures.

Own a Piece of Landmark Living & Affordable, Stylish, and Unbeatable Views! Welcome to Unit #201 in the iconic Landmark Building—right in the heart of downtown Lethbridge. For just \$165,000, this is your chance to break into the market with a home that checks all the boxes: location, lifestyle, and price. This 2-bedroom condo has just been upgraded with brand new laminate flooring throughout, giving it a fresh, modern feel. But what really sets it apart? Step out directly from your unit onto one of the best-kept secrets in the city—a massive two-level deck with jaw-dropping views of the coulees. Morning coffee, evening wine, or weekend BBQs—this is outdoor living you’ll never get tired of. You’re also just steps from cafes, restaurants, shopping, transit, and all the vibrancy of downtown. No car? No problem. Everything you need is a short walk away. If you’ve been priced out of the market, this is your invitation in. Don’t wait—affordable options like this are rare, especially with a view like that.