



GRASSROOTS
REALTY GROUP

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**14, 65 Lafayette Boulevard W
Lethbridge, Alberta**

MLS # A2234316



\$259,900

Division:	Varsity Village		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	952 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Lot, Stall		
Lot Size:	1.14 Acres		
Lot Feat:	Other		

Heating:	Forced Air
Floors:	Carpet, Vinyl, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 235
LLD:	-
Zoning:	R-75
Utilities:	-

Inclusions: none

Immaculate Three-Bedroom Condo – A Must-See! Discover an exceptional three-bedroom condo that owners have meticulously maintained in immaculate condition. This beautiful condo features an inviting main level with a living room that overlooks lush green space, a modern kitchen, and a cozy eating area. The newer appliances and countertops add to the warm and inviting atmosphere. The lower level offers a spacious recreation room, a newly renovated bathroom, and a convenient laundry room. Ideal for first-time buyers or students, this property is perfectly located just minutes from the university, presenting a fantastic opportunity for those seeking comfort and accessibility. Don’t miss your chance to own this remarkable home. Call your REALTOR ® today for a viewing.