



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

209, 2207 8 Avenue S
Lethbridge, Alberta

MLS # A2236450



\$225,000

Division:	Victoria Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	974 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Off Street		
Lot Size:	1.15 Acres		
Lot Feat:	-		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 480
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, Recessed Lighting		

Inclusions: N/A

Welcome to your perfect slice of Lethbridge living! This 2 bedroom, 2 bathroom second-floor condo is bursting with comfort, convenience, and character—all for just \$225,000! Step inside and be greeted by a sun-soaked living room featuring a cozy wood-burning fireplace—perfect for chilly evenings or lazy weekends. The efficient galley kitchen makes meal prep a breeze, and the adjoining dining area opens onto your private patio—ideal for morning coffee, evening BBQs, or simply soaking up the courtyard views. And what a courtyard it is! Picture relaxing sitting areas, and a sparkling pool—your own summer oasis, right outside your door. With those hot Lethbridge summers, you’ll be glad to have it! Need a space to work or get creative? Just off the living room is a charming built-in nook—perfect as a home office or crafting corner. Down the hall, you’ll find a roomy laundry closet with extra space for storage and cleaning supplies. The primary bedroom features a private 3-piece ensuite, and both bedrooms are generously sized. Industrial quality furnace installed 7 years ago, and all water shut off valves have recently been replaced. These expensive upgrades would make this apartment a suitable and worry free revenue property. And let’s not forget location: this highly sought-after complex sits directly across from Henderson Lake, with access to walking paths, tennis courts, picnics in the park, and more. Shops, cafes, and amenities are all close by, making this an unbeatable lifestyle choice. Whether you’re a first-time buyer, downsizer, or savvy investor, this condo has it all—space, charm, amenities, and LOCATION. Don’t miss out!