



**GRASSROOTS**  
REALTY GROUP

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

**316, 485 Red Crow Boulevard W  
Lethbridge, Alberta**

**MLS # A2240834**

**\$199,800**



<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	869 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 391
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-75
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Storage		
<b>Inclusions:</b>	none		

Situated in a well-established neighbourhood with convenient access to shopping, dining, and public transportation. The condo itself boasts two generously sized bedrooms, a spacious living room, and an open, functional kitchen. Additional features include a dedicated storage area and a private balcony overlooking a peaceful park&mdash;perfect for relaxing with a book or enjoying the summer weather! Don't miss out on this one!