



GRASSROOTS
REALTY GROUP

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201, 2207 8 Avenue S
Lethbridge, Alberta

MLS # A2244001



\$215,000

Division:	Victoria Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,064 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: None

Looking for a spacious and affordable condo in a great Lethbridge location? This 2-bedroom, 1.5-bath unit in Henderson Estates condominium is right in the heart of the southside! It offers a huge living room, tons of natural light, and a private deck that runs the full length of the unit, perfect for morning coffee or evening downtime. The primary bedroom has its own 2-piece ensuite, and the second bedroom is ideal for guests, a home office, or extra storage. There's also plenty of in-unit storage space. The building includes great amenities like a gym, pool and sauna. You're close to the hospital, Henderson Lake Park, and all the shopping you need. A solid place to live or invest.