



**GRASSROOTS**  
REALTY GROUP

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109, 85 Foxbend Crescent N  
Lethbridge, Alberta

MLS # A2247100



**\$153,900**

Division:	Uplands		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	812 sq.ft.	Age:	1983 (42 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	2.42 Acres		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Radiant	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 440
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** Patio chairs, BBQ

This bright and well maintained 812 sq.ft. main floor unit featuring 2 spacious bedrooms and a large 4-piece bathroom. Functional layout includes a generous entry closet, large pantry (or optional small office), and a den that may offer potential as a laundry room. Enjoy the private, west-facing 6x15 deck with railing. The building offers an upgraded fire suppression system and an intercom system in the foyer for added convenience.