



GRASSROOTS
REALTY GROUP

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120, 75 1 Avenue S
Lethbridge, Alberta

MLS # A2248448



\$350,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,029 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 534
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	RC
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Storage, Walk-In Closet(s)		

Inclusions: Entry Bench, Rolling Hutch

South Lethbridge ground-floor condo unit close to walking paths and all downtown amenities! With a view out into the front courtyard, two bedrooms, two bathrooms, spacious living areas, and recreational facilities in the building, this condo is perfect for anyone wanting to downsize or retire in style. This beautifully maintained unit was fully renovated in 2020 with new paint, flooring, cabinetry, appliances, and bathrooms. Inside, a hallway leads past the laundry room to the primary bedroom which features a walk-through closet and three-piece ensuite bath. Another nearby bedroom could be used to host guests, set up a home office, or create the craft room of your dreams! The kitchen and dining room are bright and inviting, while the adjoining living room provides plenty of seating space and access to the patio which overlooks the front courtyard. If an adult living condo unit with a great layout close to downtown amenities sounds like the place for you, give your REALTOR® a call and book a showing today!