



GRASSROOTS
REALTY GROUP

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311, 23 Chilcotin Lane W
Lethbridge, Alberta

MLS # A2252928



\$279,000

Division:	Indian Battle Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,167 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Off Street		
Lot Size:	1.83 Acres		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Mixed
Foundation:	-
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 360
LLD:	-
Zoning:	R-50
Utilities:	-

Inclusions: fridge, stove, dishwasher, washer, dryer, All window coverings, rechargeable vacuum in utility room

Welcome to unit 311-23 Chilcotin Lane W, a lower-level condo offering 1,167 sq ft of functional living space. This 2-bedroom, 2-bathroom home stands out with its updated flooring and kitchen that bring a fresh look and feel to the unit. The open layout highlights the seamless transition between spaces, with the newer flooring extending through key living areas for a clean and modern appearance. The updated kitchen features contemporary finishes and plenty of workspace, making it ready for everyday use or entertaining. Both bedrooms are well-proportioned, with two full bathrooms that support comfort and convenience. This building includes an on-site exercise room, adding a helpful amenity for active living. The unit's location is well-suited for investors, with strong rental appeal due to its proximity to the University of Lethbridge. Essential services are close by, including Safeway West Lethbridge and green space at Mike Mountain Horse School Park. The neighborhood is walkable and supported by public transit, making it accessible for students, faculty, or families. With Catholic Central High School and the University of Lethbridge within easy reach, this location offers value to both owners and renters.