



GRASSROOTS
REALTY GROUP

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4, 545 9 Avenue N
Lethbridge, Alberta

MLS # A2257841



\$259,900

Division:	Staffordville		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	589 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 285
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan		

Inclusions: NA

This 3-bedroom, 1.5-bathroom condo is move-in ready with recent upgrades and a great location. Offering easy access to highways, walking distance to bus stops, and close to walking paths in the coulees, it's convenient and well-situated. The sellers have invested \$20,000 in renovations, and the home includes newer appliances, plus a serviced and inspected furnace and hot water tank. Central air conditioning keeps you comfortable on those hot summer days. The main floor features a living room, dining area, kitchen, storage, and half bathroom, along with a balcony overlooking greenspace and trees — offering a private, secluded feel with no neighbours behind. The lower level includes three bedrooms, a full 4-piece bathroom, and laundry facilities. Enjoy the condo lifestyle with maintenance-free exterior living, giving you more time to relax and less time on upkeep. With thoughtful renovations, practical features, and a functional layout, this property is ready for you to move in and enjoy.