



GRASSROOTS
REALTY GROUP

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**316, 75 1 Avenue S
Lethbridge, Alberta**

MLS # A2260436



\$269,500

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	780 sq.ft.	Age:	1995 (30 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 410
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, See Remarks		

Inclusions: fridge, stove, dishwasher, washer, dryer, freezer, window coverings

Magnificent views from this cozy 1 bed, 1 bathroom condo in Rio Vista. Original owner but with all the updates. Secured entrance, elevators, underground parking, storage unit, wall a/c, and theme community rooms to each floor. This little gem is turn key. Shows fantastic.