

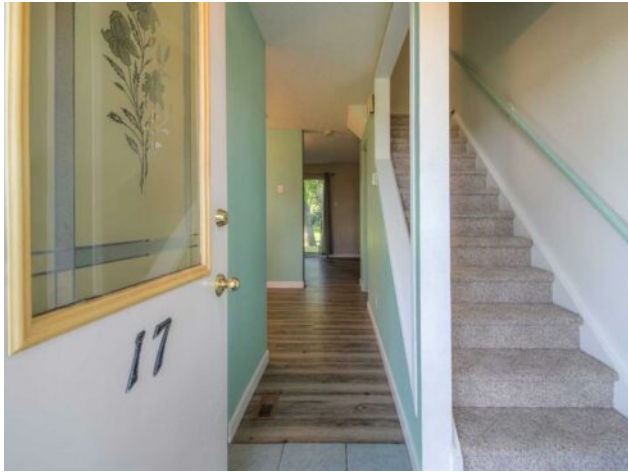


GRASSROOTS
REALTY GROUP

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17, 115 Lafayette Boulevard W
Lethbridge, Alberta

MLS # A2266782



\$229,900

Division:	Varsity Village		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	945 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Stall		
Lot Size:	1.81 Acres		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 301
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-100
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, central air conditioner (AS/IS)

This townhome is the ideal place for students, a young family starting out in their real estate journey or those looking for maintenance free living! This 3 bed, 2 bath home offers tremendous views of the coulees, an inviting green space off your back patio and is only a few short blocks away from amenities and Nicholas Sheran Park! There's an off-street assigned parking stall, a bright main floor, basement laundry and storage and a lot of functionality with this home!