



GRASSROOTS
REALTY GROUP

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104, 485 Red Crow Boulevard W
Lethbridge, Alberta

MLS # A2268832



\$220,000

Division:	Indian Battle Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	805 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Leased, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler
Floors:	Laminate, Linoleum
Roof:	-
Basement:	-
Exterior:	Mixed
Foundation:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 392
LLD:	-
Zoning:	RES
Utilities:	-

Inclusions: Fridge, Stove, Hood fan, dishwasher, washer/dryer, window coverings

Welcome to your new beautifully renovated home in a great west side location! This is the fully renovated carefree apartment lifestyle living you have been looking for. The inviting openness of the renovations in this floor plan bring light and function to this great room space. The kitchen cabinetry extends the entire wall bringing extra function and storage with plenty of room to set up a coffee bar, have your stand mixer and sourdough starter always at the ready. Newer appliances all around including full size stunning stacked red washer and dryer in your own unit. The ground floor rear of building offers a great sunny private patio space in the landscaped park setting around this building. The building is professionally managed, updated including plumbing and patio upgrades underway. This unit has had the updates, and the sellers have prepaid the building assessment for the upgrades, so you have nothing to worry about. An assigned safe bright parking space included but also a second parking space leased for a low annual fee if you need 2 spaces. Move in and enjoy this well-kept, well-managed, well-loved, west side living close to shopping, schools and the university, bus stop right out front, parks and bike paths. So much to enjoy & don't miss out!