



GRASSROOTS
REALTY GROUP

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240, 100 2 Avenue S
Lethbridge, Alberta

MLS # A2270207



\$314,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	694 sq.ft.	Age:	1998 (27 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	6.38 Acres		
Lot Feat:	Landscaped		

Heating:	Baseboard, Combination	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 436
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	D-C
Foundation:	-	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Elevator, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, Sauna, Steam Room, Storage

Inclusions: all plantation blinds

Great things come in small packages!! This one bedroom ,one bathroom condo has had an impressive makeover and is ready for the next gal or guy to move in and start enjoying all the features and amenities River Ridge has to offer. Between material and labor over \$60,000.00 was spent on this upgrade, removing the 90's look and feel. Check out the split mini/air conditioning which is a life saver in the summer but also can become a source of backup heat if anything should happen to the buildings heat system. New floor coverings, new quartz countertops & backsplash, soft close hardware added to cabinets, new appliances, new LED light fixtures, new plantation blinds, all new interior doors, baseboards and trim , fresh paint, upgraded bathroom, it does not take long for renos to add up!! The East exposure allows one to enjoy the covered 8' x 11' deck on a windy or rainy day so morning coffee and a breath of fresh air is easy to do in this suite. The location of this suite in the building is so close to the elevator and the staircase so convenient access in and out. If living in an ideal down-sized space is in your future, take a good look at an efficient, well lit , modern kitchen with a good size dining and living room space that allows room to host family and friends . Designed with wall to wall storage space, including a separate laundry room with brand new stacking washer/dryer with folding and hanging space for the laundry. The bedroom will measure for a queen sized bed with night stands and the ideal corner jogged space off the living room makes an ideal flex corner, whether you want to set up a sewing machine, an office or library space, a yoga space, a place for the grandkids to have their own small table and toy area, or perhaps you want to make this into a walk in closet off the bedroom! So many options. If you want clean, modern, and well thought out

renovations, in an Adult only Building that features a gorgeous swimming pool , sauna, hot tub, exercise gym, craft room, workshop, and huge party room for banquets and community entertainment you wont be disappointed. The backyard of River Ridge has mature greenspace, walking paths to the coulees, a gazebo to read or take your coffee out there or meet up with neighbors for regular walks. Be sure to check out this luxury condo and the great community that River Ridge Estates offers.