



GRASSROOTS
REALTY GROUP

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**331, 1237 4 Avenue S
Lethbridge, Alberta**

MLS # A2271043



\$210,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	863 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Covered, Parkade, Secured		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 447
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R150
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, Laminate Counters		

Inclusions: dishwasher, fridge, stove, washer/dryer combo, window coverings and rods

Welcome to this 2-bedroom, 1-bathroom condo located in Strathcona Barclay Place on a charming, tree-lined street in a well-maintained adult living complex. This south location offers quick access to shopping, medical offices, restaurants, and transit is just in front of the building. It is within walking distance to the downtown core for shopping or business. The unit offers a functional layout with a good sized living room with space for a dining table close to the kitchen. The updated kitchen has stainless appliances, a large counter with breakfast bar, and kitchen cupboards with lots of drawers for easy access to kitchen staples. Primary bedroom is big enough for a queen sized bed and dressers and has a spacious walkin closet. The 3 piece bathroom has been updated with a large walkin shower. the second bedroom makes a nice bright guest room or office. The storage room offers flexible storage space and the ability to add a non-venting washer/dryer combo. The corner deck offers space for a barbecue and a sitting area or an area for plants with its sunny exposure. Whether you're downsizing, investing, or just starting out, this building offers convenience and location. Building is pet-friendly (with approval for cats).