



GRASSROOTS
REALTY GROUP

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**22, 4025 Glacier Avenue S
Lethbridge, Alberta**

MLS # A2271192



\$300,000

Division:	Lakeview		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,406 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Driveway, Off Street, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 317
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: Safe in master closet, fridge, stove, dishwasher, washer, dryer, microwave hood fan, central air conditioner

South side condo across from Henderson Lake and Golf Course! Come see this spacious 1275 ft 3 bedroom, 3 bathroom unit which has been completely renovated and updated. Main floor features 2 piece powder room, updated new kitchen with granite countertops, SS appliances and large pantry. A spacious island with storage and seating for casual dining, all new modern light fixtures, bright white walls with black doors and accents, and hand scraped laminate flooring throughout entire unit. There's a sunken living room with wood burning fireplace and room for more formal dining if you so choose! Step outside the patio doors off the living room and relax around the propane fire table on a sizeable concrete patio, complete with privacy panels on both sides! The upper level has three spacious bedrooms, with the large MBR featuring double doors, double closet plus smaller walk-in closet, a private 4 season cozy sunroom, and a beautiful new ensuite featuring double sink vanity, linen closet and gorgeous tiled 5ft walk-in shower. Two more spacious bedrooms, one with large walk-in closet and completely updated full bathroom complete this level. Full basement with laundry facilities, shelving unit and plenty of storage space. Single attached garage, ample visitor parking and added bonus … a private tennis court! All this for under \$300,000! Don't miss out on this opportunity to live maintenance free on the south side with easy access to all amenities. This quiet 26 unit complex is owner managed by a competent Board of Directors.