



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**R101, 2004 13 Avenue N
Lethbridge, Alberta**

MLS # A2272843



\$165,000

Division:	Winston Churchill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	799 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	1.88 Acres		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 427
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Fridge, stove, dishwasher, hood fan, blinds

Discover comfortable, low-maintenance living in this bright 2-bedroom, 1-bath, 800 sq. ft. ground-level apartment. This welcoming unit offers excellent functionality with good storage throughout, including a spacious pantry, making organization a breeze. Enjoy peace of mind with a condo fee that covers water, heat, garbage, and snow removal and more—giving you convenient, worry-free living all year long. The building is 30+ living, creating a quiet and mature atmosphere. Cats and dogs are welcome with approval, so your furry friends can come too. Perfect for downsizers, first-time buyers, or anyone looking for an affordable and well-maintained home. Don't miss this great opportunity!