



**212, 23 Chilcotin Lane W  
Lethbridge, Alberta**

**MLS # A2279667**



**\$249,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	1.83 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 371
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-50
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Window coverings, Light Fixtures, Bar Stools

Well-located and great value, this 2-bedroom, 2-bath condo offers comfortable living with a practical layout and located one block from Mike Mountain Horse school. Features include in-suite laundry, parking, and a cozy gas fireplace. The unit is a good size and well-suited for first-time buyers, students, or investors. Conveniently located close to everyday amenities, the ATB Recreation Centre, and the award-winning University of Lethbridge. Immediate possession available—an excellent opportunity for affordable ownership in a sought-after area.