



**GRASSROOTS**  
REALTY GROUP

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212, 23 Chilcotin Lane W  
Lethbridge, Alberta

MLS # A2279667



**\$269,900**

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

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

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

Well-located and great value, this 2-bedroom, 1-bath condo offers comfortable living with a practical layout. 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.