



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

MLS # A2279667



\$249,900

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|------------------|------------------------------------|---------------|-------------------|
| 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, 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.