



**2, 1701 St Edward Boulevard N  
Lethbridge, Alberta**

**MLS # A2280720**

**\$195,000**



<b>Division:</b>	St Edwards	
<b>Type:</b>	Residential/Four Plex	
<b>Style:</b>	Bi-Level	
<b>Size:</b>	443 sq.ft.	<b>Age:</b> 1974 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 1
<b>Garage:</b>	Stall	
<b>Lot Size:</b>	-	
<b>Lot Feat:</b>	Back Lane	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 225
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-60
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island		

**Inclusions:** ALL APPLIANCES INCLUDING CENTRAL AIR ARE AS IS.

Here is an ideal opportunity for first-time buyers or those looking to simplify without sacrificing comfort. The 2-bedroom, 1-bath unit offers a cozy yet highly functional layout. Don't let the low Square footage deter you! The main floor features an open-concept living space, a spacious kitchen with a large island and a very spacious walk-in pantry, a good sized dining area and comfortable living room including a corner gas fireplace is perfect for those quiet cozy nights in. Step outside from the dining area onto the south-east facing balcony, an ideal spot to enjoy your morning coffee. The additional trellis was previously used as a catio for your furry friends to join you out on the balcony - just add the screening! Downstairs, you'll find two good-sized bedrooms, a 4-piece bathroom with brand new vanity, in-unit laundry, and additional storage space. Located in a great neighbourhood with nearby amenities&mdash;including the local pub, and a drugstore within walking distance and St Edwards park located just across the street that has new equipment ideal for the whole family! Contact your REALTOR® today to add this one to your list!