



**134, 1237 4 Avenue S  
Lethbridge, Alberta**

**MLS # A2281602**



**\$299,900**

<b>Division:</b>	London Road		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,251 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water

**Water:** Public

**Floors:** Vinyl

**Sewer:** Public Sewer

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 691

**Basement:** -

**LLD:** -

**Exterior:** Concrete

**Zoning:** R-150(L)

**Foundation:** -

**Utilities:** -

**Features:** Elevator, No Smoking Home

**Inclusions:** winodw coverings, ceiling fans

A beautiful updated 3 bedroom condo within walking distance of downtown. Both bathrooms , kitchen, flooring, paint , window coverings, appliances and lights have recently been updated to give the condo a bright and fresh look. The dining room has room for a table to seat 6 and still has room for a china cabinet. The living room is large with lots of seating room around a large screen TV. Living room also gives access to the ground level patio for barbecuing in the summer. . The primary bedroom has a new walkin closet and an updated 2 piece ensuite. There is room for a king sized bed and still room to spare for extra furniture. Patio door also gives access to the patio. The updated kitchen is bright and has lots of cupboards, counter space and newer appliances. The laundry room is conveniently located off the kitchen and also has storage space. The deck has room for a barbecue and a quiet sitting area facing the back yard. The condo is a quiet location at the end of the hall and an end unit. There is secure and covered assigned parking. A common room for social activities and a woodworking room is available for resident use. It is within walking distance to theater, swimming pool, shopping, downtown offices and banks. A great professional or retirement location. Condo fees cover all the utilities ,all in one monthly payment. Possession is very flexible.