



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2281602**



**\$329,000**

<b>Division:</b>	London Road		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,100 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>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	Public
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 691
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-150(L)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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 very spacious with access to the ground level patio. The primary bedroom has a new walkin closet and an updated 2 piece ensuite and room for a king sized bed. The kitchen has lots of cupboards and counter space. The laundry room is just off the kitchen and has some storage space too. 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 availble for resident use. It is within walking distance to theater, swimming pool, shopping and downtown offices. and banks. A great professional or retirement location. Three bedroom condos do not come on the market very often in this complex. Book your showing soon.