



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

MLS # A2281602



\$309,000

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

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 room for a king sized bed. and srill ro spare for extra furniture. The updated kitchen is bright and 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 and possession is very flexible.