



**GRASSROOTS**  
REALTY GROUP

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7, 65 Lafayette Boulevard  
Lethbridge, Alberta

MLS # A2281623



**\$244,900**

Division:	Varsity Village		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	895 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 235
LLD:	-
Zoning:	R-75
Utilities:	-

**Inclusions:** Fridge, Stove, Dishwasher, washer, dryer, central air, window coverings

Great location with this town home style condominium. Very close to the University and many amenities including, restaurants, groceries, bars, bank, gas stations, schools, swimming pool, and an ice rink. Features 3 bedrooms, 1 bathroom, Large living room, 1 off street powered parking stall and also permitted on street parking for residents. Some updates over the years include kitchen, countertops, backsplash, flooring, bathroom, paint and trim, furnace, H2O tank, windows, roof, siding, central air and more. There is an undeveloped basement which a family room or a 4th bedroom as well as another bathroom could be added. A great opportunity to add some equity.