



**GRASSROOTS**  
REALTY GROUP

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314, 23 Chilcotin Lane W  
Lethbridge, Alberta

MLS # A2283692



**\$225,000**

Division:	Indian Battle Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,070 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, None		
Lot Size:	1.83 Acres		
Lot Feat:	-		

Heating:	Forced Air
Floors:	Carpet, Tile
Roof:	-
Basement:	-
Exterior:	Mixed
Foundation:	-
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 371
LLD:	-
Zoning:	R-50
Utilities:	-

**Inclusions:** Fridge, stove, microwave hood fan, dishwasher, washer/dryer, blinds

A quiet condo development with renovations - this ground floor unit is spacious, south-facing and enjoys in-unit storage AND laundry! This bright 2 bedroom, 1 bathroom home has a well sized kitchen with plentiful counter space, a cozy gas fireplace in the living room, spacious deck, storage space, 4 piece bathroom and the primary bedroom even features a walk-in closet!