



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:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 371

**LLD:** -

**Zoning:** R-50

**Utilities:** -

**Heating:** Forced Air

**Floors:** Carpet, Tile

**Roof:** -

**Basement:** -

**Exterior:** Mixed

**Foundation:** -

**Features:** See Remarks

**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!