



**36, 1601 23 Street N
Lethbridge, Alberta**

MLS # A2287604



\$200,000

Division:	Park Meadows		
Type:	Residential/Other		
Style:	2 Storey		
Size:	813 sq.ft.	Age:	1974 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile

Roof: Flat

Basement: Full

Exterior: Brick, Stucco

Foundation: Poured Concrete

Features: No Smoking Home, Storage

Water: -

Sewer: -

Condo Fee: \$ 280

LLD: -

Zoning: Medium Density Residential

Utilities: -

Inclusions: Oven, Dishwasher, Refrigerator, Washer, Dryer

Welcome to Park Meadows Estates! This move-in ready, end-unit condo is in a quiet complex near schools, shopping, and the Stan Siwik pool! Inside you have a bright living room & kitchen on the main floor, two bedrooms and a bathroom upstairs, and an extra hang-out area in the finished basement. Not only that, this home has a BRAND NEW water heater inside! Enjoy a shared maintained courtyard and a private fenced patio area-- great for pet owners or entertaining guests! This is a great choice for first time buyers, young families, investors, and down-sizers alike. Call your favourite REALTOR® today!