



**GRASSROOTS**  
REALTY GROUP

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**33 Meadowlark Boulevard N  
Lethbridge, Alberta**

**MLS # A2288320**



**\$760,000**

<b>Division:</b>	Park Meadows		
<b>Type:</b>	Multi-Family/4 plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	2,043 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Alley Access, Off Street		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Linoleum, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Mixed, Stucco, Wood Siding

**Foundation:** -

**Features:** -

**Bldg Name:** -

**Water:** -

**Sewer:** -

**LLD:** -

**Zoning:** R-60

**Utilities:** -

**Inclusions:** N/A

A well maintained 4 plex in an excellent location across from Park Meadows School, close to bus routes , playground, and close to shopping areas. Each unit has main living areas with 1/2 bath on main floor and 2 bedrooms and a full bath on the lower floor. Upgrades have been made to vinyl flooring, furnaces, hot water tanks, and some appliances. Back yard is fenced. Ample off street parking at the rear of the property. Each condo has its own title but building must be sold as one building.