



GRASSROOTS
REALTY GROUP

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**H202, 2004 13 Avenue N
Lethbridge, Alberta**

MLS # A2288761



\$188,000

Division:	Winston Churchill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	795 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Ceramic Tile, Laminate

Roof: -

Basement: -

Exterior: Concrete

Foundation: -

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: \$ 427

LLD: -

Zoning: R-75

Utilities: -

Inclusions: N/A

Welcome to this immaculate 2-bedroom condo in desirable Wilson Heights, a well-maintained 30+ building. This bright and inviting unit offers a functional layout and has been exceptionally cared for. Enjoy peaceful views of mature trees from your private balcony - the perfect place to unwind. Whether you're looking for a solid investment opportunity or a low-maintenance home in a quiet community, this condo is a fantastic option. Don't miss out on this opportunity, call your Realtor today!