



2, 29 Meadowlark Boulevard N  
Lethbridge, Alberta

MLS # A2288828



**\$219,000**

<b>Division:</b>	Park Meadows		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	484 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 150
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-50
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, shed, dog pen fencing, garden bed

Solid, well-maintained, and full of value! This 2-bedroom, 1.5-bath unit in a 4-plex offers practical living with low condo fees and a fantastic location directly across from a school. The main floor features a comfortable living space with a private balcony off the living room. Outside, you'll find a huge fenced yard &mdash; a rare bonus &mdash; complete with a great deck that's perfect for backyard BBQs and casual get-togethers. Ample parking and key updates already done, including a 3-year-old roof and 3-year-old hot water tank, add extra peace of mind. A smart, affordable opportunity with space to enjoy both inside and out!