



**16, 1619 Scenic Heights S
Lethbridge, Alberta**

MLS # A2289285



\$161,000

Division:	Scenic Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	611 sq.ft.	Age:	1971 (55 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	0.86 Acre		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 290
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R-100
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

An incredible opportunity for investors or first-time buyers ready to step confidently into the market. This bright, open-concept condo offers a clean, functional layout with a natural flow throughout the main living space. Step onto your private west-facing deck and enjoy the evening sun, with abundant natural light filling the unit all day long. The condo also features the convenience of in-suite laundry, adding ease to everyday living. Located just a two-minute walk from the scenic trails leading to the Lethbridge river valley, this property supports an active lifestyle with nature close by. Commuting is simple with a covered bus stop on Scenic Drive South directly outside the building, providing excellent access to public transit. A smart investment and an ideal place to get started in the market.