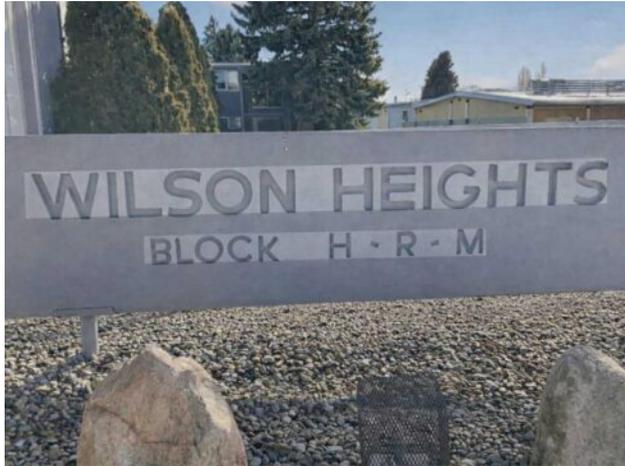




**H201, 2004 13 Avenue
Lethbridge, Alberta**

MLS # A2292228



\$185,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Winston Churchill | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Multi Level Unit | | |
| Size: | 736 sq.ft. | Age: | 1977 (49 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Off Street | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|-------------------|-------------------|--------|
| Heating: | Baseboard, Boiler | Water: | - |
| Floors: | Linoleum | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 425 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | R-75 |
| Foundation: | - | Utilities: | - |
| Features: | Ceiling Fan(s) | | |

Inclusions: N/A

Come check out this apartment-style condo located in a great northside location! If you're looking for a comfortable 2 bedroom, 1 bathroom home, this could be the perfect fit. This 30+ age-restricted building offers quiet living while being conveniently located within walking distance to shopping, parks, schools, and restaurants, giving you easy access to everyday amenities. The condo fee of \$425.27/month includes heat, water, sewer, garbage collection, exterior maintenance, lawn care, snow removal, professional management, and reserve fund contributions ; making for easy, low maintenance living.