



GRASSROOTS
REALTY GROUP

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**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

Floors: Linoleum

Roof: -

Basement: -

Exterior: Concrete

Foundation: -

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: \$ 425

LLD: -

Zoning: R-75

Utilities: -

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.