



**606, 515 6 Street S  
Lethbridge, Alberta**

**MLS # A2293007**



**\$129,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	553 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Parkade, Secured		
<b>Lot Size:</b>	0.36 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 516
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	C-D
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, No Smoking Home, Recreation Facilities, Sauna		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Hoodfan, Blinds and Window Coverings

This one bedroom unit is ideally located within walking distance to downtown amenities. Enjoy the view from your own private deck that is large enough to hold a table and chairs. Or, if you like, you can head down to the common area on the 2nd floor where there is a billiard room, small gym, laundry facilities, sauna and access to a massive common outdoor patio space that wraps 3 sides of the building. Extra convenience features are covered parkade, elevators and additional storage opportunities. Condo fees include utilities making this a budget friendly option for most buyers.