



**311, 485 Red Crow Boulevard W  
Lethbridge, Alberta**

**MLS # A2293534**



**\$215,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	809 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 438
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Washer/Dryer

This well maintained top floor, two bedroom, two bathroom unit is a perfect example of how a great design can enhance one's condo living experience. The split bedroom layout ensures privacy, while the top floor location avoids the sound of footsteps above! With all major appliances included, as well as convenience of in suite laundry, this could be your one stop condo shopping. Located close to the University of Lethbridge, GS Lakie Middle School, and a short drive or bus ride to the YMCA, be sure and put this gem on your list of properties to view. Contact your favourite REALTOR® today.