



**132, 23 Chilcotin Lane W  
Lethbridge, Alberta**

**MLS # A2295091**



**\$259,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,159 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	1.83 Acres		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air

**Floors:** Carpet, Ceramic Tile

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Vinyl Siding

**Foundation:** -

**Features:** Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 371

**LLD:** -

**Zoning:** R-50

**Utilities:** -

**Inclusions:** Screen around AC unit on deck

Welcome to this beautiful and exceptionally spacious 2-bedroom top-floor condo in Glen Arbour Estates. With vaulted ceilings and large windows throughout, this home is filled with natural light, creating a bright and inviting atmosphere. The kitchen features solid raised-panel maple cabinetry, newer stainless steel appliances, ample counter space, and a raised eating bar—perfect for casual dining or entertaining. The open-concept dining and living area is both expansive and cozy, complete with a gas fireplace and an abundance of windows. The primary bedroom is impressively sized, showcasing large bay windows, a walk-in closet, and convenient access to the main bathroom. The second bedroom is also generously proportioned, with freshly painted walls and trim, and a large double-door closet—ideal as a guest room, home office, or flex space. This condo offers the convenience of in-suite laundry with additional cabinet storage, along with excellent overall storage and closet space throughout. The hot water tank is less than 5 years old, providing added peace of mind. Step outside to the large covered deck with glass railing, offering beautiful views of the park and plenty of space for relaxing or entertaining—your own private retreat. Additional features include air conditioning, ensuring year-round comfort, especially on the top floor. Immediate possession available—a fantastic opportunity to move in and enjoy right away. Contact your favorite real estate agent to book a showing.