



201, 2207 8 Avenue S  
Lethbridge, Alberta

MLS # A2295267



**\$208,000**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,064 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 480
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Storage		

**Inclusions:** none

Don't miss this opportunity to own a spacious and affordable condo in one of Lethbridge's most sought-after southside locations. This well-appointed 2-bedroom, 1.5-bath unit in Henderson Estates offers exceptional value, whether you're a first-time buyer, downsizer, or investor. Step inside to find an oversized living room filled with natural light, creating a warm and welcoming space that's perfect for relaxing or entertaining. The full-length private deck extends your living area outdoors—ideal for morning coffee, summer evenings, or simply enjoying the fresh air. The primary bedroom features its own private 2-piece ensuite, while the second bedroom provides versatile space for guests, a home office, or hobbies. With plenty of in-unit storage, you'll have room for everything you need. Enjoy access to sought-after amenities including a fitness center, pool, and sauna—adding comfort and convenience to your everyday life. Located just minutes from the hospital, Henderson Lake Park, and major shopping, this is a location that truly has it all. Affordable, well-located, and packed with potential—this is a smart move you won't regret.