



**1164 Keystone Road W  
Lethbridge, Alberta**

**MLS # A2296413**

**\$235,000**



<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Up/Down, Bi-Level		
<b>Size:</b>	893 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 213
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** The seller is willing to sell pretty much fully furnished, apart from the white couch, a all table, and a few other personal items- reach out for specifics.

You've found your way to reading this description for a reason, and that reason is because you can spot a good opportunity when it comes up. Let's paint this picture. Super cute, Spacious and pet friendly, 2 bedroom condo (optionally available furnished \*ask your Realtor to get you more details). It's close enough to the University to make it to class on time, yet far enough away to keep trouble. Tons of amazing amenities close by- such as: Parks, Paths, Schools, Shopping, Restaurants, YMCA and sports plex, as well as the brand new LDS Temple. OK, now let's be blunt. This Condo would make an amazing home for a first time home buyer, your Student housing, a short/medium or even long term rental. Super easy to show however we are asking for 24 hours notice for showings, so make sure you book yours today!