



**204, 333 6 Street S  
Lethbridge, Alberta**

**MLS # A2297775**



**\$289,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	981 sq.ft.	<b>Age:</b>	1952 (74 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.36 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 631
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	C-D
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, See Remarks		

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

Welcome to Suites 601 - Urban living at its finest! Experience the best of downtown living in this beautifully designed 2-bedroom, 2-bathroom condo. Perfectly situated just minutes from the mall, this home offers convenience with easy access to shopping, trendy coffee shops, and a wide variety of popular restaurants. Located steps from the vibrant town square, you'll enjoy year-round events, entertainment, and a lively city atmosphere right outside your door. Inside, the unit features a bright, functional-concept layout with two spacious bedrooms, two full bathrooms, and modern finishes throughout—ideal for both comfortable living and entertaining. Whether you're a professional, downsizer, or investor, this centrally located condo is a fantastic opportunity to enjoy everything downtown has to offer. Don't waste anytime and call your favourite Realtor® today!