



1008, 515 6 Street S  
Lethbridge, Alberta

MLS # A2298759



**\$125,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	572 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Covered, Off Street, Parkade, Secured		
<b>Lot Size:</b>	0.36 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 550
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	C-D
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage		

**Inclusions:** NA

Take in the incredible south-facing views from this 10th-floor condo—the perfect spot to enjoy your morning coffee while overlooking the city skyline. Located in downtown Lethbridge, this one-bedroom unit is a great opportunity for first-time buyers, downsizers, or investors. The layout offers a spacious living area with access to the outdoor space, where the view is truly the highlight. This property presents a great opportunity to update and make it your own. Condo fees include electricity, heat, water, sewer, garbage, recycling, reserve fund contributions, professional management, resident caretaker, insurance, use of common areas, and secured covered parking. Amenities include a fitness area, recreation room, shared patio, and a party room available for bookings. Laundry is located on the second floor. Enjoy the convenience of being within walking distance to shops, restaurants, medical services, and transit.