



7, 1739 St Edward Boulevard N
Lethbridge, Alberta

MLS # A2302367



\$154,900

Division:	Winston Churchill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	732 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.25 Acre		
Lot Feat:	-		

Heating:	Baseboard, None
Floors:	Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Mixed
Foundation:	-
Features:	Closet Organizers

Water:	-
Sewer:	-
Condo Fee:	\$ 608
LLD:	-
Zoning:	R-100
Utilities:	-

Inclusions: None

If you're looking for a place that's easy to own, easy to maintain, and simply makes sense — this 2-bedroom condo delivers. Located on the second floor of a quiet 8-plex, this unit offers a comfortable layout with a clean, modern feel throughout. Luxury vinyl plank flooring and neutral tones create a bright, welcoming space that's ready for you to move in and make your own. The kitchen is both functional and stylish, featuring stone countertops, matching white appliances, and a layout that keeps everything within reach. Just steps away, the dining area and living space flow together naturally, making everyday living feel effortless. Both bedrooms are well-sized, with the primary bedroom featuring a ceiling fan for added comfort. A 4-piece bathroom completes the space, along with a thoughtfully designed foyer that includes built-in storage and a pantry — something you'll appreciate more every day. Step outside onto your private balcony and enjoy a bit of fresh air, with convenient parking located nearby. What truly makes this property stand out is the simplicity of ownership. Condo fees include professional management, common area maintenance, laundry access, and all utilities except electricity — helping you keep monthly expenses predictable and stress-free. Located close to parks, green spaces, and everyday amenities, this is a great fit for first-time buyers, investors, or anyone looking to simplify their lifestyle. Clean, practical, and affordable — this is a home that just makes sense.