



209, 2207 8 Avenue S
Lethbridge, Alberta

MLS # A2303125



\$217,500

Division:	Victoria Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,070 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street		
Lot Size:	1.15 Acres		
Lot Feat:	-		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 480
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Dishwasher, Electric stove, Refrigerator, Range Hood, Washer/Dryer

This beautifully updated 2 bedroom, 2 bathroom second-floor condo is bursting with comfort, convenience, and character! Step inside and discover a home that feels completely fresh and modern. Recent updates include new paint throughout, new closet doors, refreshed kitchen cabinets, and a full suite of brand new appliances; fridge, stove, range hood, dishwasher, and washer/dryer. Everything has been thoughtfully refreshed so you can move in and simply enjoy. The sun-soaked living room centres around a cozy wood-burning fireplace, perfect for chilly evenings or lazy weekends. The efficient galley kitchen makes meal prep a breeze, and the adjoining dining area opens onto your private patio, ideal for morning coffee, evening BBQs, or soaking up the courtyard views. And what a courtyard it is! With summer just around the corner, the sparkling pool will be ready for you to enjoy all season long; your own private oasis, right outside your door. Those Lethbridge summers are made for this. Just off the living room, a charming built-in nook offers a perfect home office or creative corner. Down the hall, a roomy laundry closet provides extra storage for all your everyday essentials. The primary bedroom features a private 3-piece ensuite, and both bedrooms are generously sized. And the location? Unbeatable. Situated directly across from Henderson Lake, you'll have instant access to walking paths, tennis courts, picnic areas, and more. Shops, cafes, and everyday amenities are all close by. Whether you're a first-time buyer, downsizer, or savvy investor, this condo offers the full package: space, charm, modern updates, and an address that sells itself. Don't miss out!