



211, 75 Temple Boulevard W
Lethbridge, Alberta

MLS # A2108972



\$119,000

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	667 sq.ft.	Age:	1982 (42 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 385
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Storage		

Inclusions: fridge, stove, dishwasher, hood fan

This well-maintained 1-bedroom condo on the 2nd floor offers an excellent investment opportunity, catering to the preferences of a savvy buyer seeking low-maintenance living. Ideal for students, first-time buyers, or retirees, its strategic location near the University of Lethbridge, shopping centers, parks, and recreational facilities enhances its appeal. The unit provides easy access to amenities such as laundry, a heated indoor swimming pool, sauna, and convenient parking. The inclusive condo fees cover heat, water, sewer, garbage removal, property maintenance, landscape, snow removal, and common area upkeep, streamlining expenses for the investor. Additionally, the pet-friendly policy, subject to management approval, adds flexibility to attract a broader range of potential buyers. With an emphasis on affordability, convenience, and a comprehensive suite of services, this condo presents an enticing opportunity for an investor, looking for a hassle-free and cost-effective property.