



**H204, 2004 13 Avenue N  
Lethbridge, Alberta**

**MLS # A2118243**



**\$108,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Winston Churchill                  |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Low-Rise(1-4)                      |               |                   |
| <b>Size:</b>     | 352 sq.ft.                         | <b>Age:</b>   | 1977 (47 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street, Stall                  |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Boiler                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet                          | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                               | <b>Condo Fee:</b> | \$ 205 |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete                        | <b>Zoning:</b>    | R-75   |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |        |

**Inclusions:** Fridge, stove, dishwasher, microwave, window coverings, black leather couch, wall A/C

Imagine a cozy bachelor suite in a condo designed for those 30 and over in a mostly concrete building, boasting an updated kitchen that's sure to inspire culinary creativity. Picture yourself in a space that not only looks great but also offers the convenience of being near essential amenities. With a bus route just steps away, a senior center to stay active and social, plug-in parking for those chilly mornings, visitor parking, a pharmacy, and a convenience store all within easy reach, it's a place where comfort meets convenience. This could be the perfect spot for someone looking to downsize without compromising on lifestyle and accessibility. Whether it's the ease of getting around or the joy of a warm, inviting home, this suite could offer the ideal blend of independence and community.