



GRASSROOTS
REALTY GROUP

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**D204, 2004 13 Avenue N
Lethbridge, Alberta**

MLS # A2121686



\$104,600

Division:	Winston Churchill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	410 sq.ft.	Age:	1977 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 205
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Open Floorplan		
Inclusions:	None		

Step into affordable luxury with your freshly renovated bachelor condo, nestled in a vibrant community with all the conveniences at your doorstep. This home boasts the perfect blend of modernity and comfort, housed in a sturdy concrete building for your peace of mind. Forget about utility bills - your all-inclusive condo fees cover your heat, water, and sewer, leaving you with more to enjoy life's pleasures. Embrace hassle-free living with on-site laundry facilities and plug-in parking for your convenience. Surrounded by lush green spaces, this lifestyle offers a serene retreat from the bustle of city life. Plus, with a plethora of amenities just a stone's throw away - from pharmacies to restaurants, bowling alleys to senior centers - you'll never have a dull moment. Don't miss out on this unbeatable value and lifestyle upgrade. Make this bachelor condo your own and experience the epitome of modern urban living at an unbeatable price!