



421, 1237 4 Avenue S  
Lethbridge, Alberta

MLS # A2137441



**\$269,800**

<b>Division:</b>	London Road		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,350 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Electric Gate, Garage Door Opener, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water

**Floors:** Linoleum, Vinyl Plank

**Roof:** -

**Basement:** -

**Exterior:** Brick, Concrete

**Foundation:** -

**Features:** Vinyl Windows, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 637

**LLD:** -

**Zoning:** R-150(L)

**Utilities:** -

**Inclusions:** Window coverings, Garage opener

It's time for you to relax and enjoy the comfort and convenience of a condominium lifestyle. A rare opportunity awaits you in this 1350 sq ft top floor suite, complete with 3 bedrooms, an ensuite bath, dining room, 2 balconies, fireplace, and a large in-suite laundry room. This centrally located building is in walking distance to the downtown core and so many fantastic amenities. The south facing exposure is in high demand. There is so much natural sunlight to be enjoyed from your balconies and inside the home. You will enjoy all the mature trees and great vantage point that come with owning a top floor suite. Vinyl windows and 6 major appliances are all great features as well. Secured covered parking and an elevator are also a huge bonus. Condo fees are \$637 per month and include Electricity, Heat, Water, Garbage collection, Lawn care, Snow removal and Professional Management. Call your Realtor today to book your own viewing!