



**6, 1619 Scenic Heights S
Lethbridge, Alberta**

MLS # A2139357



\$119,900

Division:	Scenic Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	613 sq.ft.	Age:	1971 (53 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	0.86 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 287
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R-100
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: N/A

Starting out? Or are you a student at the college or university?? Or are you simply sick of paying rent?? Or maybe you're a savvy landlord and you want to add a low maintenance/worry free rental unit to your portfolio? This one level, one bedroom unit is located on a main bus line, or drive/walk a mere minutes to the college and a few minutes to U of L. For outdoor living simply walk out your door to the coulees and enjoy walking, bike paths and tons of nature! Major shopping is also a couple minutes away. Inside the WELL CARED for and maintained unit you'll find practical improvements to enhance storage and living space, combined with functional improvements such as LED lighting. Want to know a secret? This unit only has neighboring units to one side! This entire quaint and cozy building is concrete, which helps with noise suppression. Hate sitting at the laundry mat? Enjoy watching tv in the privacy of your unit while completing laundry in your very own in suite newer washer and dryer! Hate fighting for parking? This unit also comes with one plug in assigned stall, but tell your friends there is street parking available as well. For budget ease, the condo fees include everything except electricity. This is a MUST SEE, so grab your favorite REALTOR and book your showing!