



**5, 1 Park Meadows Boulevard N
Lethbridge, Alberta**

MLS # A2143693



\$199,900

Division:	Park Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,131 sq.ft.	Age:	1976 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	See Remarks, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-50
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Fridge, stove, dishwasher

Welcome to this updated 3-bedroom, 1-bathroom condo in the mature neighborhood of Park Meadows. The main floor features a comfortable kitchen and living area, with large living room with beautiful big windows letting lots of natural light pour in. The upper level houses all three bedrooms, complete with brand new carpet, and a full bath. The basement offers ample space, perfect for development to meet your needs. Enjoy the convenience of an assigned parking stall, street parking, and your own fenced yard, ideal for pets or kids. This unit is perfect for first-time buyers, young families, or as a revenue property. This condo is located within walking distance to Sobey's in the Uplands, Park Meadows School, Winston Churchill, and Wilson Middle School. You're also close to recreational facilities like Labour Club and Stan Siwik Pool, and have easy access to the industrial area and major highways. Don't miss out on this affordable, well-maintained, and spacious condo. It's a fantastic opportunity to secure a great starter home in a fantastic price range!