



**GRASSROOTS**  
REALTY GROUP

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1, 1 Trent Road W  
Lethbridge, Alberta

MLS # A2146721



**\$225,000**

Division:	Varsity Village		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	645 sq.ft.	Age:	1978 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 200
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding	Zoning:	R-50
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

**Inclusions:** fridge, stove, washer, dryer, window coverings, freezer

Are you a first time home buyer or investor?! Looking to get into an affordable first home or add to your rental portfolio?! Look no further!! This convenient, well-kept two bedroom two bathroom property on the west side of Lethbridge is ready for you to purchase and move on in! This home provides you with an updated kitchen, laminate floors, good sized living room, off street parking, and ZERO exterior maintenance or upkeep thanks to the condo board. This property is located a short walk to Nicholas Sheran Park, kitty corner to a green space, and a sort drive to restaurants, grocery stores, and the university! You won't want to miss out on this fantastic property. Call your REALTOR and book your showing today!