



**317, 100 2 Avenue S
Lethbridge, Alberta**

MLS # A2166240



\$355,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,013 sq.ft.	Age:	1997 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Off Street, Parkade, Secured, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Radiant	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 619
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, Stucco	Zoning:	C-D
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Recessed Lighting, Storage		

Inclusions: Desk

This two-bed, two-bath condominium in River Ridge is waiting for a new owner to settle in and call it home! This adult living building provides great community features, an ideal location, and stunning coulee views, creating a great opportunity for anyone looking to downsize without sacrificing the comforts of home! In the unit's entryway you'll find a hall closet and in-unit laundry. Further in, a home office is located across the hall from a convenient three-piece bathroom. The primary bedroom is a restful retreat, featuring an ensuite bathroom and a large closet. Nearby, a bright and welcoming living room makes the ideal space to host friends or relax solo. The adjoining U-shaped kitchen and open-concept dining room include access to the beautiful enclosed balcony so you can soak up the sun and take in the views of the Lethbridge Viaduct and river valley year-round! River Ridge offers endless amenities for residents to enjoy, such as a recreation room, workshop, picnic area, indoor pool and sauna, car wash, underground parking, and guest suites available so you can host the whole family! If a comfortable condo unit in a stunning building with tons of amenities and convenient features sounds like the place for you, give your REALTOR® a call and book a showing today!