



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

**MLS # A2166240**



**\$355,000**

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

<b>Heating:</b>	Baseboard, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 619
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Stucco	<b>Zoning:</b>	C-D
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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!