



201, 1716 Henderson Lake Boulevard S
Lethbridge, Alberta

MLS # A2197848



\$219,500

Division:	Henderson Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	831 sq.ft.	Age:	1970 (55 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating: Boiler, Hot Water

Floors: Hardwood, Tile

Roof: Tar/Gravel

Basement: -

Exterior: Brick, Concrete, Wood Siding

Foundation: -

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 539

LLD: -

Zoning: R-100

Utilities: -

Inclusions: Fridge, Stove, B/I Dishwasher, Washer, Blinds, 2 Portable A/C Units

Looking to downsize or add an investment property, then this is it! Adult living located in the Monaco building on Henderson Lake Blvd and close to all amenities is this 2 bedroom, 1 bathroom condo. Featuring modern colors, hardwood floors, granite countertops, tiled bathroom and in unit laundry. This second floor apartment faces south allowing for plenty of natural light to shine through while also enjoying the balcony in the sun. Enjoy adult only living, smoke free, pets upon approval and condo fees that include your water, heat, trash and snow removal.