



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1P, 515 6 Street S  
Lethbridge, Alberta**

**MLS # A2200095**



**\$245,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Penthouse                |               |                   |
| <b>Size:</b>     | 1,422 sq.ft.                       | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Parkade                  |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                        |                   |          |
|--------------------|------------------------|-------------------|----------|
| <b>Heating:</b>    | Natural Gas, Radiant   | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Laminate               | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                      | <b>Condo Fee:</b> | \$ 1,298 |
| <b>Basement:</b>   | -                      | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Concrete        | <b>Zoning:</b>    | C-D      |
| <b>Foundation:</b> | -                      | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Double Vanity, Storage |                   |          |

**Inclusions:** Refrigerator, Stove, Dishwasher, 2 in 1 Washer/Dryer, Microwave, Window Coverings.

Discover vibrant downtown penthouse living in one of only four exclusive top-floor suites, offering over 1400 sqft of elegantly renovated space with breathtaking city, mountain, and coulee views—including the iconic High Level Bridge. This coveted SW corner unit boasts one of the highest balconies in the city, complete with a gas line for effortless BBQ gatherings. Inside, a spacious, light-filled interior features an updated kitchen, a brand-new gas fireplace, and a luxurious master bedroom with a large walk-in closet and an ensuite complete with a jetted tub. Enjoy the convenience of in-suite laundry—available exclusively in the penthouses—and two secured, covered parking stalls with direct elevator access right outside your door. Located within walking distance of the best restaurants, retail shops, Festival Square events, and key cultural spots like the downtown library, Yates Theatre, and live music venues, vibrant downtown living has never been more accessible. The building has recently undergone major mechanical upgrades, including upgraded boilers and AC chiller units, new elevators, and security enhancements completed in 2024, which add exceptional value and peace of mind.