



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

**MLS # A2200095**



**\$255,000**

<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 urban penthouse living at its finest in this recently renovated 1400 sqft suite with breathtaking city and mountain views. Enjoy a spacious, light-filled interior featuring 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. Step outside onto your private deck equipped with a gas line for effortless BBQ gatherings. With in-unit laundry, two assigned parking stalls, and all utilities included, this residence is the ideal blend of comfort and convenience. The building also offers exceptional amenities, including a fitness centre, a games and social room, a sauna, and a common patio perfect for gatherings or simply enjoying the sun. Secure parkade parking adds an extra layer of peace of mind. Reach out to book a showing today!