



**GRASSROOTS**  
REALTY GROUP

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2, 550 8 Avenue S  
Lethbridge, Alberta

MLS # A2290450



**\$429,900**

|           |                         |        |                  |
|-----------|-------------------------|--------|------------------|
| Division: | London Road             |        |                  |
| Type:     | Residential/Five Plus   |        |                  |
| Style:    | 2 Storey                |        |                  |
| Size:     | 1,739 sq.ft.            | Age:   | 2026 (0 yrs old) |
| Beds:     | 3                       | Baths: | 2 full / 1 half  |
| Garage:   | Off Street, Parking Pad |        |                  |
| Lot Size: | -                       |        |                  |
| Lot Feat: | City Lot, Landscaped    |        |                  |

|             |                                                        |            |      |
|-------------|--------------------------------------------------------|------------|------|
| Heating:    | Forced Air                                             | Water:     | -    |
| Floors:     | Carpet, Vinyl Plank                                    | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                        | Condo Fee: | \$ 0 |
| Basement:   | None                                                   | LLD:       | -    |
| Exterior:   | Vinyl Siding, Wood Frame                               | Zoning:    | DC   |
| Foundation: | Poured Concrete                                        | Utilities: | -    |
| Features:   | Double Vanity, Kitchen Island, Open Floorplan, Storage |            |      |

|             |    |
|-------------|----|
| Inclusions: | NA |
|-------------|----|

Welcome to easy, low-maintenance living in one of Lethbridge's most desirable central locations. These brand-new condominium units offer exceptional square footage, modern finishes, and the convenience of a lock-and-leave lifestyle—all within walking distance of downtown, shopping, restaurants, schools, transit, and the scenic coulee walking paths. Designed with flexibility in mind, this unit features 3 bedrooms and 2.5 bathrooms, including two spacious bedrooms upstairs and a versatile main-floor bedroom that's perfect as a home office, guest room, or additional living space. The bright, open-concept main floor offers comfortable living and dining areas, creating the perfect space for entertaining or relaxing at home. Step outside onto your front porch and enjoy your morning coffee while taking in the character and charm of this established neighbourhood. Built to today's modern construction standards with attractive, maintenance-free exteriors, these homes provide the perfect balance of comfort, convenience, and peace of mind. Whether you're purchasing your first home, downsizing, or looking for a fantastic investment, this is an opportunity you won't want to miss.