



GRASSROOTS
REALTY GROUP

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9, 1739 St Edwards Boulevard N
Lethbridge, Alberta

MLS # A2303396



\$129,900

Division:	St Edwards		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	436 sq.ft.	Age:	1977 (49 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 518
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R-100
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, existing window coverings

A large window lets plenty of light into this very presentable studio unit. Bright, clean, affordable, and with utilities all in! Included is a 8'x6' storage closet in the unit (not included in the RMS square footage). There are 2 washers and dryers (shared use, and non-coin operated) only steps away from your door. A great benefit to this unit is that heat, electricity, garbage, water, and snow removal are included within the condo fees, making predictable expenses easy to budget for. Take advantage of easy, affordable living with this super nice studio unit!