



GRASSROOTS
REALTY GROUP

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212, 23 Chilcotin Lane W
Lethbridge, Alberta

MLS # A2322738



\$239,800

Division:	Indian Battle Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,025 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	Public
Floors:	Carpet, Ceramic Tile	Sewer:	Public Sewer
Roof:	-	Condo Fee:	\$ 371
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-50
Foundation:	Perimeter Wall	Utilities:	Electricity, Natural Gas, Water
Features:	Breakfast Bar		

Inclusions: n/a

Step into a remarkably wide, single-level condo designed to maximize both light and flow. This condo feels less like an apartment and more like a sprawling bungalow. Central location in west Lethbridge with quick access to Whoop-up Drive and commercial amenities. The main living areas feature an oversized primary bedroom with an ensuite bathroom equipped with a jetted tub for relaxation after work. Neutral-toned tile and carpet flooring throughout keeping it cool, crisp, and easy to maintain. In-unit laundry for your convenience. The building counts with a fitness center that is available anytime.