



GRASSROOTS
REALTY GROUP

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122, 23 Chilcotin Lane W
Lethbridge, Alberta

MLS # A2325485



\$235,000

Division:	Indian Battle Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,159 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Plug-In		
Lot Size:	1.83 Acres		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 371
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-50
Foundation:	-	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Window Coverings

Welcome to this beautifully maintained 2nd-floor condo offering an open, airy floor plan filled with natural light. The spacious design is enhanced by soaring vaulted ceilings, an abundance of windows, and an oversized covered balcony, perfect for relaxing or entertaining. Inside, you'll find a thoughtfully designed layout featuring a raised eating bar, cozy corner gas fireplace, direct-vent range hood, in-suite laundry, and natural gas hookup for your BBQ. The primary bedroom includes a generous walk-in closet and convenient ensuite access to the main bathroom, while both the living room and primary bedroom provide direct access to the expansive balcony. This home has been meticulously cared for and is truly move-in ready. Recent updates include new appliances in 2020. Freshly painted throughout. The unit shows exceptionally clean and bright. Glen Arbour Estates is a well-maintained community of just 36 units (12 per building), with each condo featuring its own independent utilities and HVAC system. There are no age restrictions, and pets are welcome with Board approval. The unit includes one assigned powered parking stall (#122), along with ample visitor parking for guests. If you're looking for a bright, spacious, low-maintenance home in a desirable community.