



**GRASSROOTS**  
REALTY GROUP

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216, 85 Foxbend Crescent  
Lethbridge, Alberta

MLS # A2327046



**\$199,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Uplands                            |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 872 sq.ft.                         | Age:   | 1983 (43 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Off Street, Parking Lot, Paved     |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                          |            |        |
|-------------|--------------------------|------------|--------|
| Heating:    | Boiler, Central, Radiant | Water:     | -      |
| Floors:     | Carpet, Vinyl            | Sewer:     | -      |
| Roof:       | -                        | Condo Fee: | \$ 464 |
| Basement:   | -                        | LLD:       | -      |
| Exterior:   | Brick, Concrete          | Zoning:    | R-75   |
| Foundation: | -                        | Utilities: | -      |
| Features:   | Storage                  |            |        |

**Inclusions:** Fridge, stove, dishwasher, microwave/hood fan, light fixtures

Move-in ready and beautifully renovated, this bright 2-bedroom, 1-bath condo offers an affordable opportunity to get into the market without compromising on style. Featuring a modern kitchen, updated bathroom, fresh finishes throughout, and a clean, contemporary feel, this home is perfect for first-time buyers, young professionals, downsizers, or retirees looking for low-maintenance living. Enjoy a spacious living area, private balcony, and one assigned parking stall. Building has elevator. Conveniently located close to parks, shopping, restaurants, schools, and everyday amenities, this is comfortable, affordable living in a great location. Just move in and enjoy! Some photos have been virtually staged to show decor potential.