



GRASSROOTS
REALTY GROUP

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407, 515 6 Street S
Lethbridge, Alberta

MLS # A2329562



\$219,000

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	826 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Assigned, Covered, Enclosed, Garage Door Opener, Garage F		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 760
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	C-D
Foundation:	Piling(s), Poured Concrete	Utilities:	-
Features:	Closet Organizers, Elevator, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Storage		
Inclusions:	Barstools.		

Here is a chance to own a beautiful, move in ready, quality renovated, 2 bedroom condo with the big city feel. The location is perfect on the 4th floor with a corner balcony that shows 3 sides of the City and what spectacular views this is for all four seasons!! The feel of this condo is awesome. The kitchen was crafted by Fuzo Cabinets & Design and is timeless! There is very little of the 80's left in this floorplan. Extra cabinetry and storage were added and this condo has worked for a family of 4. (They are sad they must leave Lethbridge). This condo is ideal for the retiree that want security , covered, underground parking, a few amenities such as newly renovated exercise room, sauna & bathroom, common area that can be booked for personal functions, including pool table, shuffleboard and ping pong and there is bike storage. The Landmark is an ideal choice for the working person or couple that want to own, but want to travel on weekends and not worry about maintenance. The Landmark is a non-smoking building and Pets must need approval. Condo fees include electricity, heat, sewer, water, garbage, recycle, reserve fund, insurance, professional management . Do not overlook the value offered in the Landmark. The construction costs of a concrete building, secure parking, amenities and elevators compared to a wood structure condo complex may be something to consider. One of the benefits is the walking distance to shops, restaurants, dental and medical clinics, retail and easy transit route. This building has a nice vibe from a diverse mix of young to middle age and includes seniors wanting a solid place to call home. The building is half way through the process of completing boiler replacements, roof replacement, updated washer/dryers in freshened laundry room , renovated the exercise equipment and sauna room, including new bathroom, as well as

redoing the common meeting room and recently built up the Reserve Fund for the continuation of operating a sound building. Patio decks are in the process of being resealed and repainted. The two elevators have recently been replaced too. . Be sure to consider this condo if you are looking for something affordable and move in ready.