



GRASSROOTS
REALTY GROUP

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201, 2207 8 avenue S
Lethbridge, Alberta

MLS # A2332234



\$205,000

Division:	Victoria Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,064 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 480
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: none

Don't miss this opportunity to own a spacious and affordable condo in one of Lethbridge's most sought-after southside locations. This well-appointed 2-bedroom, 1.5-bath unit in Henderson Estates offers exceptional value, whether you're a first-time buyer, downsizer, or investor. Step inside to find an oversized living room filled with natural light, creating a warm and welcoming space that's perfect for relaxing or entertaining. The full-length private deck extends your living area outdoors—ideal for morning coffee, summer evenings, or simply enjoying the fresh air. The primary bedroom features its own private 2-piece ensuite, while the second bedroom provides versatile space for guests, a home office, or hobbies. With plenty of in-unit storage, you'll have room for everything you need. Enjoy access to sought-after amenities including a fitness center, pool, and sauna—adding comfort and convenience to your everyday life. Located just minutes from the hospital, Henderson Lake Park, and major shopping, this is a location that truly has it all. Affordable, well-located, and packed with potential—this is a smart move you won't regret.