



GRASSROOTS
REALTY GROUP

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8, 29 Brock Place W
Lethbridge, Alberta

MLS # A2332272



\$349,900

Division:	Varsity Village		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,283 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	1.13 Acres		
Lot Feat:	No Neighbours Behind, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this beautifully updated end-unit two-storey condo, nestled among mature trees in a quiet, established setting. Offering 3 bedrooms, 2.5 bathrooms, and an attached single garage, this home combines comfort, style, and functionality. The bright, inviting main floor features updated laminate flooring, white cabinetry, elegant slate countertops, newer appliances, and a cozy gas fireplace that creates the perfect gathering space. Step outside to your private patio, surrounded by mature trees and a lush green space—an ideal spot to enjoy your morning coffee or unwind at the end of the day. Upstairs, the spacious primary retreat features double entry doors, a private balcony, and a walk-in closet and 3 piece ensuite. Two additional bedrooms and a full bathroom provide plenty of room for family, guests, or a home office. The unfinished basement has been thoughtfully transformed into a bright art studio, offering endless possibilities for artists, hobbyists, a home gym, workshop, or future development to suit your needs. Located in a well-maintained complex close to amenities, parks, and the University of Lethbridge, this move-in-ready home offers the perfect blend of peaceful surroundings and modern updates. Don't miss your opportunity to own this exceptional property!