



GRASSROOTS
REALTY GROUP

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333, 1237 4 Avenue S
Lethbridge, Alberta

MLS # A2333506



\$245,000

Division:	London Road		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	869 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	1.63 Acres		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Brick, Concrete
Foundation:	-
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 467
LLD:	-
Zoning:	R-150(L)
Utilities:	-

Inclusions: N/A

Strathcona Barclay Place. Rare opportunity to find a 3rd level condo like this with South views. Immaculate unit that is move in ready and in many cases better than new! Updated vinyl plank flooring and freshly painted as well. The South facing deck has nice views and spans the length of the whole apartment. Solid concrete construction with an unbeatable location. Close to downtown, parks, schools, transportation and more. 2 spacious bedrooms. The primary bedroom is huge and features a walk in closet. Bright open floor plan. In suite laundry which is tough to find for many condos like this. This is a well run complex with live in caretaker and professional management. Condo fees include utilities, building insurance, maintenance, landscaping and reserve fund contributions. This home is perfect for retirees, snowbirds, students, young professionals and investors. Book a showing you wont be disappointed!