



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5, 103 Crocus Terrace W
Lethbridge, Alberta

MLS # A2334102

\$239,900

Division:	Country Meadows Estates		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	849 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		



Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Medium Density Residentia
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Welcome to easy, low-maintenance living in the desirable Country Meadows community on Lethbridge's West Side. Whether you're a first-time home buyer, downsizer, student, or investor, this move-in ready one-bedroom, one-bathroom condo offers exceptional value in a fantastic location. Step inside to a spacious front entry that opens into a bright, open-concept living area filled with natural light from the large east-facing window. With modern vinyl plank flooring, and a functional layout create a warm and inviting space that's ready for you to move right in. The kitchen is thoughtfully designed with stainless steel appliances, generous counter space, a large pantry with built-in shelving, and a convenient area perfect for a coffee bar or additional storage. The spacious living and dining areas provide plenty of room to relax or entertain. Enjoy the convenience of in-suite laundry, your own independent furnace and hot water tank, multiple storage spaces, and an electrified parking stall. Step outside to your private patio, an ideal spot to enjoy your morning coffee or unwind after a long day. With low condo fees and a prime West Lethbridge location just minutes from shopping, schools, restaurants, the ATB Centre, public transit, and beautiful parks and walking paths, this home offers comfort, convenience, and outstanding value. Don't miss your opportunity to own this beautifully maintained condo in one of Lethbridge's most sought-after neighbourhoods.