



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1, 2921 28 Avenue S
Lethbridge, Alberta

MLS # A2334904



\$306,500

Division:	Lethbridge College		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	860 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-50
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, Window Coverings

Located within walking distance to Lethbridge Polytechnic, major shopping centers and restaurants, is this fantastic bungalow style condominium with NO current monthly fees! An open concept main floor with dark maple cabinets, kitchen eating bar, ample counter space and large living room. The main floor also features a dining area, master bedroom with walk-in closet, four-piece bathroom and laundry room. The fully developed basement has a family room, two additional bedrooms and another four-piece bathroom. There's extra's like tankless hot water, front driveway and its own fenced side yard . This property would be ideal for students but also perfect for first-time buyers or retirees. The location is close to everything and this condo is PET FRIENDLY! Put this one on your list!