



GRASSROOTS
REALTY GROUP

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213, 23 Chilcotin Lane W
Lethbridge, Alberta

MLS # A2342468



\$225,000

Division:	Indian Battle Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,075 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Vinyl Siding
Foundation:	-
Features:	Storage, Track Lighting

Water:	-
Sewer:	-
Condo Fee:	\$ 371
LLD:	-
Zoning:	R
Utilities:	-

Inclusions: stove, fridge, washer, dryer, window coverings and the microwave

Welcome to this beautifully maintained lower-level condo in Glen Arbour Estates. This two-bedroom unit shows beautifully and offers a comfortable, open layout with plenty of natural light and a warm, inviting feel. The kitchen offers plenty of cabinet storage and generous counter space, along with a raised eating bar that connects nicely to the main living area. The living room features a cozy gas fireplace and large windows overlooking the covered, private patio, creating a lovely space to relax or enjoy your morning coffee. The spacious primary bedroom includes a walk-in closet, while the main bathroom conveniently doubles as an ensuite. In-suite laundry adds to the everyday convenience. Located close to major west-side amenities, including shopping, restaurants, parks, and other services, this is a wonderful opportunity for anyone looking for comfortable, low-maintenance living in a well-kept community.