



GRASSROOTS
REALTY GROUP

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436, 1237 4 Avenue S
Lethbridge, Alberta

MLS # A2347227

\$239,900

Division:	London Road		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	881 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Covered, Parkade, See Remarks		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 454
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-150(L)
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Washer/Dryer Combo, Hoodfan, Window Coverings, (all appliances in as is condition), Garage Door Remote

Welcome to Strathcona Barclay Place, an affordable adult (over 18) condominium development on the edge of downtown Lethbridge! This top floor, corner unit has been enjoyed by the current owner since 1995. Offering attractive views to the NorthEast it is in very good condition, but is ready for your cosmetic vision. 2 bedrooms, 1 bathroom, insuite laundry, large walk in closet, and an upgraded sliding patio door to your semi-wrap around deck are definitely some key features offered here. Wonderful view to the morning sunrise out your kitchen window. The building has been really well kept over the years, is financially healthy, and is professionally managed. Major common area updates include hallways carpet and paint (since 2022), elevator upgrade (circa 2019), Hardy Plank exterior (circa 2015), and shingles (circa 2011). 1 covered parking stall is included almost immediately outside the door to the parkade (currently rented out) and extra storage locker may be available for future use too. What's kinda neat is that you can actually see your parking stall from the balcony of the unit. The monthly condo fee of \$455 includes your major utilities such water/sewer/gas/electricity. Strathcona Barclay Place is comprised of 2 buildings (1229 and 1237 4th Ave S) with 31 and 44 units in each respectively. Massively renovated to enter the condo market in 1994. Is it time to make that downsizing move?