



GRASSROOTS
REALTY GROUP

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2, 2402 23 Street N
Lethbridge, Alberta

MLS # A2349212

\$199,800

Division:	Winston Churchill		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	472 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Sewer
Roof:	Flat Torch Membrane	Condo Fee:	\$ 175
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-60
Foundation:	Poured Concrete	Utilities:	Electricity, Phone
Features:	Walk-In Closet(s)		

Inclusions: N/A

Extensively modernized 4-plex condominium at an affordable price. Ideal for a 1st Time Buyer, downsizing, or adding to your investment portfolio. This back corner unit has updates that include maple kitchen cabinetry, newer countertops & backsplash, 5 major appliances, lighting & plumbing fixtures, PVC windows & a high efficiency furnace. Other features include walk-in closets, 1 & 1/2 baths, balcony off of the living room & storage space. Conveniently located near schools, playgrounds, transportation & shopping.