



GRASSROOTS
REALTY GROUP

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208, 2207 8 Avenue S
Lethbridge, Alberta

MLS # A2349240

\$219,500

Division:	Victoria Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,150 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 480
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Recreation Facilities, Storage, Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, washer, dryer, central air conditioning

Lovingly maintained and cared for over the years, this spacious 2-bedroom, 1.5-bathroom condo offers a comfortable, low-maintenance lifestyle in a convenient south Lethbridge location! The bright and functional layout features a generous kitchen with plenty of workspace and storage, laminate flooring, fresh paint, PVC windows, and a large living room with tons of space to relax or entertain! The full bathroom has been completely renovated, while the spacious primary bedroom offers the added convenience of dual closets and its own private half-bath ensuite! You'll also appreciate the ease of in-suite washer and dryer, central air conditioning, and the thoughtful upkeep throughout the unit! Condo owners also enjoy access to an outdoor swimming pool — perfect for those warm summer days! Located close to shopping, restaurants, parks, schools, public transportation, and plenty of other south-side amenities, this is a fantastic opportunity for first-time buyers, downsizers, students, or anyone looking for convenient condo living in Lethbridge! Call your REALTOR® and book your showing today!