



GRASSROOTS
REALTY GROUP

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304, 1716 Henderson Lake Boulevard S
Lethbridge, Alberta

MLS # A2351107

\$185,000

Division:	Lakeview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	588 sq.ft.	Age:	1970 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	0.38 Acre		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 401
Basement:	-	LLD:	-
Exterior:	Brick, Other, Stone	Zoning:	R-100
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry, Storage		

Inclusions: Portable air conditioner (as is), portable washer (as is)

Located in the established south side community of Lakeview, this top-floor condo in the well-maintained Monaco building offers an excellent opportunity for anyone looking to enjoy affordable, low-maintenance living in one of Lethbridge's most convenient locations. Whether you're purchasing your first home, downsizing, or simply looking for a comfortable place to call home, this unit is move-in ready and close to everything you need, with groceries, shopping, restaurants, and public transit just minutes away along Mayor Magrath Drive, and Henderson Lake Park only a short drive from your door. Offering 588 square feet, one bedroom, and a four-piece bathroom, the layout is both functional and inviting. Inside, laminate flooring flows throughout, and the bright living room is filled with natural light from the large window overlooking the mature trees outside. Just off the living space, the dining area offers room for a table for four, while the galley kitchen features warm wood cabinetry with glass-front uppers, granite countertops that extend up the backsplash, and stainless steel appliances. A convenient pantry closet at the end of the kitchen includes laundry hookups, giving you the flexibility to add your own washer and dryer or use the space for extra storage, with coin-operated laundry also available in the building. The four-piece bathroom features a granite vanity and a tub and shower combination with a beautiful decorative tiled surround, while the generously sized bedroom sits just across the hall. Step outside and you'll discover one of this home's standout features: a covered private balcony surrounded by mature trees, offering a peaceful spot to relax or enjoy your morning coffee. As a top-floor unit in a smaller 12-unit building, you'll appreciate the quiet setting, along with one assigned parking stall with a plug-in and a separate storage locker. If you've been searching

for an affordable condo in a well-kept building with a fantastic south side location, this is one you won't want to miss.