



GRASSROOTS
REALTY GROUP

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40, 1601 23 Street N
Lethbridge, Alberta

MLS # A2351127

\$219,900

Division:	Park Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,005 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	2.19 Acres		
Lot Feat:	Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 345
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	R-50
Foundation:	Perimeter Wall	Utilities:	-
Features:	High Ceilings		

Inclusions: N/A

Welcome to Park Meadow Estates, located in the mature and established neighbourhood of Park Meadows in North Lethbridge! This well-cared-for, exceptionally clean 3-bedroom, 1-bathroom condo is move-in ready and offers plenty of potential for its next owner. The main floor and upstairs feature fresh paint and new laminate flooring, along with new PVC windows for added comfort and appeal. The spacious kitchen is bright, clean, and offers plenty of room to prepare meals and enjoy everyday living. Upstairs, you'll find three generously sized bedrooms and a full bathroom, making this a great option for first-time buyers, families, or anyone looking for an affordable home with room to grow. Have smaller pets? The fenced backyard provides a great outdoor space for them to enjoy. The undeveloped basement offers a blank canvas to create additional living space, whether you envision another bedroom, a family room, a home office, or a recreation area. Conveniently located close to shopping, schools, ice rinks, and a swimming pool, this property offers excellent value in a well-established North Lethbridge community. Don't miss your opportunity to make this clean, well-maintained condo your own!