



GRASSROOTS
REALTY GROUP

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332, 100 2 Avenue S
Lethbridge, Alberta

MLS # A2351351

\$364,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,205 sq.ft.	Age:	1998 (28 yrs old)
Beds:	1	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	6.38 Acres		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 680
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, Stucco	Zoning:	C-D
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: Fridge, stove, natural gas fireplace, dishwasher (hasn't been used in years), microwave, A/C, washer, dryer, deeper freeze, garage door opener

Welcome to unit 332 at River Ridge Condos! This unit has been kept in immaculate shape and is ready for a new owner. The primary bedroom has a big 4pc ensuite and a walk-in closet while the den can easily be converted into a guest room. The kitchen features an island and plenty of room for nightly meals. The dining room will easily be able to fit your table and chairs. In the living room, you have a gas fireplace and tons of room for all of your furniture. A sunroom has been added as well and laundry appliances are here too. Don't sleep on this great unit — contact your favourite REALTOR® today!