

## 14, 1619 Scenic Heights S Lethbridge, Alberta

**MLS # A2214799**



# \$149,900

<b>Division:</b>	Scenic Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	624 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	0.86 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 287
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	R-100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

<b>Inclusions:</b>	NA
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Affordable living in a prime southside location! This 1-bedroom, 1-bathroom condo offers a functional kitchen, in-suite laundry, and a balcony overlooking a quiet green space—a peaceful spot to enjoy some fresh air. Located just a short walk to the coulees, close to Lethbridge Polytechnic, and with easy access to shopping, amenities, and major routes, this home combines convenience with a quieter atmosphere. The carpets have been removed, giving you a fresh start to add new flooring and personalize the space to your style. The unit also includes an off-street parking stall with plug-in. A great opportunity for a first-time buyer, student, investor, or anyone looking for a simple and affordable home base.