

**302, 85 Foxbend Crescent N  
Lethbridge, Alberta**

**MLS # A2226327**



**\$150,000**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	814 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 446
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Mixed	<b>Zoning:</b>	R-75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		

**Inclusions:** Stove, Dishwasher, Refrigerator x 2

Welcome to #302 in Uplands Manor, a bright and inviting 2-bedroom, 1-bathroom condo located on the 3rd floor of a well-maintained building in north Lethbridge. With 814 square feet of comfortable living space, this south-facing unit is filled with natural light throughout the day and features a private balcony that offers a sunny spot to relax or enjoy your morning coffee. The layout is both functional and welcoming, with a spacious living area, a practical kitchen, and two well-sized bedrooms that make this home ideal for individuals, couples, or small families. Located in a quiet building equipped with an elevator, the condo is suitable for people of all ages. Whether you're looking for your own home or a smart investment opportunity, this unit offers excellent value. Call your favourite REALTOR® and book a private viewing today! Set in a convenient and established neighborhood, Uplands Manor provides easy access to parks, schools, shopping, and public transit. This is a fantastic opportunity to own a top-floor condo in a desirable location—perfect for living in or renting out.