

**3, 4025 Glacier Avenue S
Lethbridge, Alberta**

MLS # A2226806



\$285,000

Division:	Lakeview		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,194 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	1.76 Acres		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 298
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Storage		

Inclusions: Stove, dishwasher, microwave, fridge, washer, dryer, BBQ, A/C, weight bench, treadmill

Here's your chance to own a great condo in an amazing location! Welcome to #3 4025 Glacier Ave S in Lethbridge. This 2 story condo is perfect for those looking to downsize or first time buyers. The main level has a 2pc bathroom along with a big living room complete with fireplace. There's also a dining area and a cozy kitchen that will be perfect for nightly meals. Upstairs features both bedrooms and a 4pc bathroom. The primary bedroom also has a sunroom that will be perfect for reading in the morning. The balcony overlooking the main level is a stunner and will no doubt be a big talking point with this home. The basement is unfinished so you can make it into whatever you need it to be! Complete with a single attached garage, this home has everything you need. Contact your favourite REALTOR® today!