

**10, 1 Park Meadows Boulevard N  
Lethbridge, Alberta**

**MLS # A2230298**



**\$225,000**

<b>Division:</b>	Park Meadows		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,116 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 350

**LLD:** -

**Zoning:** R-50

**Utilities:** -

**Inclusions:** Bsmt Fridge

Affordable Northside Living with a Backyard! Looking to get into homeownership? This 3-bedroom, 1-bathroom condo offers the comfort and function of a traditional home, with all bedrooms upstairs for added privacy. The main floor features a cozy living room and practical kitchen layout, while the finished basement gives you even more living space with a recreation area, laundry, and storage. Enjoy your own fenced backyard—a rare bonus in condo living—and the convenience of nearby schools, bus stops, Walmart, and other northside amenities. Whether you're just starting out or looking for a place to call your own, this home is worth a look. Be sure to check out the photos and virtual tour!