

**222, 1237 4 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2230355**



**\$209,900**

<b>Division:</b>	London Road		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	847 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	1.63 Acres		
<b>Lot Feat:</b>	Few Trees, Landscaped, Level		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 450
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-150(L)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** stove, hood fan, window coverings, window coverings "as is"

Welcome to this 2-bedroom, 1-bathroom condo located on a charming, tree-lined street in a well-maintained adult living complex. This central south location offers quick access to shopping, medical offices, restaurants, and transit, with bus stops just steps away. Inside, the unit offers a functional layout with plenty of potential — bring your vision and make it your own! Whether you're downsizing, investing, or just starting out, this home is a great opportunity for affordable living. Highlights include: pet-friendly (with approval, no dogs), Monthly condo fees of \$451 — covering nearly all utilities, professional management, reserve fund contributions, and snow removal. Quiet, mature neighborhood with great walkability. With a little TLC, this condo can be transformed into your perfect space.