

**121, 1237 4 Avenue S  
Lethbridge, Alberta**

**MLS # A2282233**



**\$209,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	816 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water
<b>Floors:</b>	Laminate
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Concrete
<b>Foundation:</b>	-
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 461
<b>LLD:</b>	-
<b>Zoning:</b>	R-150(L)
<b>Utilities:</b>	-

**Inclusions:** Fridge, stove, dishwasher, microwave hood fan, washer, dryer, deep freeze

This could be your next home or investment! Located in Strathcona Barclay Place, this 2 bedroom condo features in-suite laundry, newer flooring, fresh paint, an open concept, bright beautiful kitchen with quartz countertops, stainless steel appliances, nice sized living room with sliding doors to south facing patio, renovated bathroom with walk in shower. Plus, this unit is steps to the buildings social space, elevator and has a powered parking stall. Plan to visit!