

**314, 23 Chilcotin Lane W  
Lethbridge, Alberta**

**MLS # A2283692**



**\$225,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,070 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, None		
<b>Lot Size:</b>	1.83 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 371
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-50
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, stove, microwave hood fan, dishwasher, washer/dryer, blinds

A quiet condo development with renovations - this ground floor unit is spacious, south-facing and enjoys in-unit storage AND laundry! This bright 2 bedroom, 1 bathroom home has a well sized kitchen with plentiful counter space, a cozy gas fireplace in the living room, spacious deck, storage space, 4 piece bathroom and the primary bedroom even features a walk-in closet!