

**204, 515 6 Street S  
Lethbridge, Alberta**

**MLS # A2287787**



**\$129,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	589 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Plug-In		
<b>Lot Size:</b>	0.36 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 544
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	C-D
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Experience easy downtown living in this inviting 1-bedroom condo overlooking the heart of Lethbridge. Located on the desirable second floor of The Landmark, this unit enjoys access to the sought-after "Promenade" deck—an expansive wraparound patio that spans much of the building, offering exceptional outdoor space to relax and take in the panoramic city views. The well-planned interior features a functional kitchen, spacious dining area, and a bright living room that opens onto the wraparound balcony. The generous primary bedroom is complemented by a full 4-piece bathroom and convenient in-suite storage, creating a comfortable and practical layout.

Constructed with concrete, the building provides enhanced durability, sound insulation, and long-term value—offering a quieter, more solid living experience. The unit is also equipped with pre-existing air conditioning system, ensuring year-round comfort. This secure building offers outstanding amenities, including two elevators, an exercise room and sauna, a social/games room with pool table, shuffleboard, and ping pong, on-site laundry facilities, and bike storage. Enjoy true downtown convenience with shops, restaurants, and services just steps away, plus the added benefit of being right on the bus line for the university and college—making it an excellent option for students, professionals, or investors alike. Condo fees cover all utilities except cable and internet. A secure parkade parking stall is included. Perfect for low-maintenance urban living!