



Anne French
Your REALTOR®
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2, 29 Meadowlark Boulevard N
Lethbridge, Alberta

MLS # A2288828

\$219,000



Division:	Park Meadows		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	484 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 150
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-50
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, dishwasher, washer, dryer, shed, dog pen fencing, garden bed

Solid, well-maintained, and full of value! This 2-bedroom, 1.5-bath unit in a 4-plex offers practical living with low condo fees and a fantastic location directly across from a school. The main floor features a comfortable living space with a private balcony off the living room. Outside, you'll find a huge fenced yard — a rare bonus — complete with a great deck that's perfect for backyard BBQs and casual get-togethers. Ample parking and key updates already done, including a 3-year-old roof and 3-year-old hot water tank, add extra peace of mind. A smart, affordable opportunity with space to enjoy both inside and out!