



Anne French
Your REALTOR®
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5, 635 6 Street S
Lethbridge, Alberta

MLS # A2292215



\$345,000

Division:	London Road		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,342 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 364
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: Fridge, stove, dishwasher, microwave, hood fan, washer, dryer, blinds, garage door opener + remote

Welcome to this RARE condo in the heart of the desirable London Road neighborhood. Offering the privacy of a single-family residence with the convenience of condo-style living, this two-storey home is ideally located in a quiet setting just minutes from downtown. The open-concept main floor features beautiful hardwood flooring, a cozy gas fireplace in the living room, and a functional kitchen complete with fridge, stove, and dishwasher. Upstairs, the spacious primary suite includes dual closets and a full ensuite, while two additional bedrooms and another full bathroom provide plenty of room for family or guests. The undeveloped basement offers excellent potential for future development or added storage, and the attached single-car garage adds everyday convenience and security. A rare opportunity to enjoy low-maintenance living.