



Anne French
Your REALTOR®
Love where you live.

403-894-9537
anne@locknkeyrealty.ca

H201, 2004 13 Avenue
Lethbridge, Alberta

MLS # A2292228



\$190,000

Division:	Winston Churchill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	736 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 425
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Come check out this apartment-style condo located in a great northside location! If you're looking for a comfortable 2 bedroom, 1 bathroom home, this could be the perfect fit. This 30+ age-restricted building offers quiet living while being conveniently located within walking distance to shopping, parks, schools, and restaurants, giving you easy access to everyday amenities. The condo fee of \$425.27/month includes heat, water, sewer, garbage collection, exterior maintenance, lawn care, snow removal, professional management, and reserve fund contributions ; making for easy, low maintenance living.