



Anne French
Your REALTOR®
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7, 762 Heritage Boulevard W
Lethbridge, Alberta

MLS # A2293953



\$284,900

Division:	Heritage Heights		
Type:	Residential/Triplex		
Style:	Bi-Level		
Size:	611 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 336
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, See Remarks		

Inclusions: none

Discover a fantastic opportunity to own a heritage condo in West Lethbridge. This spacious home features three bedrooms, one and a half bathrooms has a beautiful U-shaped kitchen and elegant beach wood cabinets with granite countertops. You'll appreciate the convenience of two parking spots right outside your door, along with ample guest parking nearby. Enjoy your morning coffee on one of the decks. This condo is ideally situated close to a bus stop, the university, grocery stores, and many other amenities just minutes away. This is a rare chance to own an exceptional condo unit you won't want to miss!