

**106, 485 Red Crow Boulevard W
Lethbridge, Alberta**

MLS # A2295656



\$230,000

Division:	Indian Battle Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	996 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Off Street		
Lot Size:	2.00 Acres		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 540
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Storage		

Inclusions: Fridge, stove, dishwasher, washer dryer, wall air conditioner

Welcome to this beautifully updated 2-bedroom, 2 full bathroom condo, offering modern comfort and a convenient lifestyle. Featuring durable laminate flooring throughout, this bright and spacious unit. The inviting living area includes a cozy gas fireplace and sliding glass doors that lead to a private patio—ideal for enjoying your morning coffee. The kitchen is equipped with stainless steel appliances, quartz counter tops, updated backsplash. Additional highlights include in-suite laundry, fresh updated paint, air conditioner, off street parking and a well-designed layout that provides both functionality and privacy. Located just minutes from the university, parks, and everyday amenities, this home offers the perfect balance of convenience and comfort. A fantastic opportunity for students, professionals, or investors.