



Anne French
Your REALTOR®
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403-894-9537
anne@locknkeyrealty.ca

8, 1739 St Edward Boulevard N
Lethbridge, Alberta

MLS # A2298565

\$175,000



Division:	St Edwards		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	736 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 608
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	R-100
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Vinyl Windows		

Inclusions: 2 window A/C units

Stop paying your landlord and consider investing in real estate for yourself. Low maintenance and affordable, this upper floor condominium has so much to offer. Extensive updates in recent years make this unit very appealing and move in ready. Flooded with natural sunlight from a south facing exposure, this 2-bedroom floor plan has a pleasant feel and functional design. Updates include flooring, kitchen, bathroom, paint, lighting and plumbing fixtures, doors, and trim. Four kitchen appliances plus your very own in-suite washer and dryer are a definite bonus. Outdoor living is enhanced by the large, upper level balcony and south view. The building has seen significant updates in recent years that include a roofing, boiler system, siding, windows, and doors. Add to that, professionally managed and pet friendly. Keeping things simple and convenient, the condominium fee is set up to include everything, with the exception of your electricity. There is also a free common laundry facility available in the building as well as your own plug-in parking stall. Call a real estate professional today and book a viewing!