



Anne French
Your REALTOR®
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302, 1716 Henderson Lake Boulevard S
Lethbridge, Alberta

MLS # A2301555



\$189,500

Division:	Lakeview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	594 sq.ft.	Age:	1970 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Outside, Parking Lot, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Hot Water	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 401
Basement:	-	LLD:	-
Exterior:	Brick, Other	Zoning:	R-100
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Pantry, Storage		

Inclusions: Fridge, stove, dishwasher, microwave hood fan, window coverings, ceiling fan, hooks in hallway closet, bathroom shelving cabinet above toilet- all goods as is where is

Stylish, sun-filled, and perfectly located—this top-floor condo delivers modern living with an open-concept design and effortless flow. Welcome to the Monaco building, ideally situated close to all amenities including shopping, restaurants, transportation, parks, Henderson Lake, and schools. This beautifully updated unit is bright and inviting, with natural light streaming throughout the space. Featuring 1 bedroom and a 4-piece bathroom, granite countertops, stainless steel appliances, and stunning hardwood floors throughout. Step out onto the south-facing balcony—perfect for enjoying sunny days and relaxing evenings. Additional highlights include a walk-in pantry, private storage locker, access to an outdoor bike shed, and one parking stall with plug-in. A fantastic opportunity for low-maintenance living in a prime location!