



Anne French
Your REALTOR®
Love where you live.

403-894-9537
anne@locknkeyrealty.ca

109, 85 Foxbend Crescent N
Lethbridge, Alberta

MLS # A2307918



\$163,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Uplands | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 789 sq.ft. | Age: | 1983 (43 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Off Street, Parking Lot, Paved, Plug-In, Stall | | |
| Lot Size: | 2.42 Acres | | |
| Lot Feat: | Cul-De-Sac, Few Trees, Landscaped | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Boiler, Central, Radiant | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 461 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | R-75 |
| Foundation: | - | Utilities: | - |
| Features: | Laminate Counters, No Smoking Home, See Remarks, Storage | | |

Inclusions: Fridge, stove, dishwasher

2 bedroom 1 bathroom condo in the beautiful Uplands neighbourhood great for first time buyers or as a revenue property (previous rent was \$1700/month). The design of the condo is simple, no wasted space. With a well-laid out galley style kitchen leading directly to the dining room, and opening into the large living room space. From the living room, you have access to your private covered patio with view of the green space on the North side of the building. Down the hallway are the 2 spacious bedrooms, 4 piece bathroom with tub/shower combo, and storage room. New flooring is currently being installed that will give the space a fresh, clean, and modern feel. Call an agent today to book your private showing.