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134, 1237 4 Avenue S  
Lethbridge, Alberta

MLS # A2308567



**\$299,900**

<b>Division:</b>	London Road		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,266 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Covered, Enclosed, Gated, Parkade, Paved		
<b>Lot Size:</b>	1.63 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 691
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-150(L)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** fridge, stove/oven, washer, dryer

A beautifully updated 3-bedroom condo in a quiet, secure building just steps from downtown Lethbridge. This rare end-unit offers modern upgrades throughout, including renovated bathrooms, an updated kitchen, new flooring, fresh paint, modern lighting, window coverings, and newer appliances &mdash; creating a bright, clean, and move-in-ready home. The spacious dining area comfortably accommodates a table for six while still leaving room for a china cabinet or additional storage. The large living room provides excellent space for entertaining, relaxing, or setting up a full media area around a large-screen TV, while also offering direct access to the private ground-level patio &mdash; perfect for summer barbecues and outdoor seating. The oversized primary bedroom is a standout feature, offering enough room for a king-sized bed plus additional furniture, along with a brand-new walk-in closet, updated 2-piece ensuite, and direct patio access. Two additional bedrooms make this condo an exceptional and hard-to-find option for professionals, downsizers, roommates, or couples seeking low-maintenance living. The bright modern kitchen features abundant cabinetry, generous counter space, and updated appliances. Conveniently located just off the kitchen, the in-suite laundry room also provides additional storage space. Additional highlights include: \* Rare 3-bedroom condo layout \* Two private patios \* Covered and secure assigned parking \* Quiet end-unit location \* Common social room and woodworking room for resident use \* Walking distance to downtown, shopping, restaurants, banks, theatre, and swimming pool \* Flexible possession available CONDO FEES INCLUDE ALL UTILITIES&mdash; power, water, and gas &mdash; making ownership simple with one convenient monthly payment. A fantastic opportunity for professionals, retirees,

investors, or anyone looking for a fully modernized condo in a central Lethbridge location.