



Anne French
Your REALTOR®
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7, 1739 St Edward Boulevard N
Lethbridge, Alberta

MLS # A2314332



\$154,900

Division:	Winston Churchill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	732 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.25 Acre		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 605
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R-100
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Laminate Counters		

Inclusions: None

If you're looking for a place that's easy to own, easy to maintain, and simply makes sense — this 2-bedroom condo delivers. Located on the second floor of a quiet 8-plex, this unit offers a comfortable layout with a clean, modern feel throughout. Luxury vinyl plank flooring and neutral tones create a bright, welcoming space that's ready for you to move in and make your own. The kitchen is both functional and stylish, featuring stone countertops, matching white appliances, and a layout that keeps everything within reach. Just steps away, the dining area and living space flow together naturally, making everyday living feel effortless. Both bedrooms are well-sized, with the primary bedroom featuring a ceiling fan for added comfort. A 4-piece bathroom completes the space, along with a thoughtfully designed foyer that includes built-in storage and a pantry — something you'll appreciate more every day. Step outside onto your private balcony and enjoy a bit of fresh air, with convenient parking located nearby. What truly makes this property stand out is the simplicity of ownership. Condo fees include professional management, common area maintenance, laundry access, and all utilities except electricity — helping you keep monthly expenses predictable and stress-free. Located close to parks, green spaces, and everyday amenities, this is a great fit for first-time buyers, investors, or anyone looking to simplify their lifestyle. Clean, practical, and affordable — this is a home that just makes sense. The building has seen significant updates in recent years that include roofing, boiler system, siding, windows, and doors. Add to that, professionally managed and pet friendly. Keeping things simple and convenient, the condo fee is set up to include everything with the exception of electricity. There is also a free laundry facility available

in the building as well as your own plug-in parking stall.