

**M 202, 2004 13 Avenue N
Lethbridge, Alberta**

MLS # A2316578



\$99,900

Division:	Winston Churchill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	400 sq.ft.	Age:	1977 (49 yrs old)
Beds:	-	Baths:	1
Garage:	Asphalt, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 213
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	R 75
Foundation:	Other	Utilities:	-
Features:	Bookcases, Ceiling Fan(s)		

Inclusions: Murphy Bed with mattress, two easy chairs tall table + misc.

Low-maintenance "Step Saver" condo, priced to fit your budget. Looking to downsize without the stress? This beautifully furnished, budget-friendly condo makes it easy. Fully Equipped: Move-in ready. Bright & Cheerful: Start your day with the morning sun from the east-facing window. Exceptional comfort and lower-maintenance living are waiting for you right here. With a built in Murphy Bed with side cabinets finished solid Oak cabinetry. Just bring your pillows (and suitcase) you'll want to stay! it's close to the Norbridge Seniors Center with shopping and convenience galore. Call your favorite Realtor today.

** N.B. There is an Age Restrictive Covenant on the building, occupants must be 30 YEARS OF AGE or more.