



Anne French  
Your REALTOR®  
Love where you live.

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1206, 210 Firelight Way W  
Lethbridge, Alberta

MLS # A2316964



**\$269,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	513 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Parking Lot, Side By Side, Stall		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 190
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, See Remarks		

**Inclusions:** NONE

Welcome to this charming bilevel condo offering comfortable living in a fantastic neighbourhood close to everything you need. The bright open concept main floor features a functional kitchen complete with an eat up island, seamlessly connecting to the dining and living areas; perfect for entertaining or everyday living. Step out from the east facing living room onto your private patio, the ideal spot to enjoy your morning coffee and sunrise views. Downstairs you'll find two spacious bedrooms along with a full 4-piece bathroom, creating a cozy and practical layout. The utility room provides additional storage space. Conveniently located just steps from the unit are two assigned parking stalls, and the affordable condo fees make this property an excellent opportunity for first-time buyers, downsizers, or investors alike. Enjoy being surrounded by lakes, scenic walking pathways, and easy access to elementary schools, parks, and all the amenities of Crossings.