

**R203, 2004 13 Avenue N
Lethbridge, Alberta**

MLS # A2317715



\$170,000

Division:	Winston Churchill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	637 sq.ft.	Age:	1977 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	1.88 Acres		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 355
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Bright Condo in North Lethbridge Welcome to Wilson Heights, a well-maintained, condominium community in North Lethbridge. This bright and inviting one-bedroom condo offers comfortable, low-maintenance living in a convenient location. Enjoy your morning coffee or evening relaxation on the private balcony overlooking the beautifully landscaped courtyard. The functional layout provides comfortable living space, making it ideal for seniors, retirees, or anyone looking to downsize. Located just steps from a bus stop and within walking distance of the Norbridge Seniors Centre, this home offers easy access to recreation, social activities, shopping, medical services, and other everyday amenities. Investors will also appreciate the strong rental appeal of this property. Its affordable price point, convenient location, and low-maintenance condominium lifestyle make it an attractive option for tenants seeking comfortable living with easy access to services and public transportation. Whether you're looking for a place to call home or a solid investment opportunity, this Wilson Heights condo is one you'll want to see.