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308, 85 Foxbend Crescent N  
Lethbridge, Alberta

MLS # A2318038



**\$165,000**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	805 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	2.42 Acres		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Boiler

**Floors:** Vinyl Plank

**Roof:** -

**Basement:** -

**Exterior:** Brick

**Foundation:** -

**Features:** Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 460

**LLD:** -

**Zoning:** R-75

**Utilities:** -

**Inclusions:** NA

Welcome to Unit #308, 85 Foxbend Crescent N! This 2-bedroom, 1 bathroom condo offers comfort, convenience, and great value. Featuring newer vinyl plank flooring, a refreshed kitchen, updated appliances, and fresh paint throughout, this home is ready for its next owners. The functional layout includes a bright living room with access to the balcony, a dining area, and a galley-style kitchen. Both bedrooms are a great size, and the added storage space helps keep everything organized. Common laundry is conveniently located on the same floor, making everyday living easy. The building also offers elevator access, an assigned parking stall, and plenty of visitor parking. Immediate possession is available, allowing you to move in right away. Close to walking paths, schools, shopping, restaurants, and many other amenities, this condo is a great opportunity for first-time buyers, downsizers, or investors. Photos have been virtually staged to showcase the potential of the space.