



Anne French
Your REALTOR®
Love where you live.

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F201, 2004 13 Avenue N
Lethbridge, Alberta

MLS # A2319218



\$159,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| 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, Linoleum | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 355 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | R-75 |
| Foundation: | - | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

Welcome to Wilson Heights, a well-maintained 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. 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. This unit presents an excellent opportunity for buyers looking to build equity. A fresh coat of paint and updated flooring could quickly transform the space and add instant value, allowing you to personalize the home to your own tastes while enhancing its appeal. Investors will also appreciate the strong rental potential 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, a downsizing opportunity, or an affordable investment property, this Wilson Heights condo offers exceptional value in a desirable North Lethbridge location.