

234, 1237 4 Avenue S
Lethbridge, Alberta

MLS # A2342177



\$255,000

Division:	Victoria Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	854 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	1.63 Acres		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 467
Basement:	-	LLD:	-
Exterior:	Other	Zoning:	R-150(L)
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Welcome to Strathcona Barclay Place, a well-maintained condo community ideally located on 4 Avenue South. This inviting 2-bedroom, 1-bathroom condo offers a practical layout with comfortable living and dining areas, an updated kitchen featuring a large island, generous cabinetry and counter space, and two well-sized bedrooms. The primary bedroom includes excellent closet storage, while the in-suite laundry/utility area adds everyday convenience. The bathroom is finished in neutral tones with a tiled tub/shower surround. Enjoy natural light from the large living-room windows and access to your private balcony. The building offers an elevator, secure parking and a spacious common room with kitchen facilities, tables and seating, ideal for gatherings or social activities. Conveniently situated close to downtown, shopping, restaurants, parks and everyday amenities, this property is an excellent option for mature buyers, downsizers or someone looking for comfortable, low-maintenance condo living in a central South Lethbridge location. Some photos have been enhanced with virtual staging to spark your imagination - structure, attached goods and inclusions have not been altered.