

**332, 1237 4 Avenue S
Lethbridge, Alberta**

MLS # A2343012



\$243,500

Division:	Victoria Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	862 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 460
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R150-L
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this bright and conveniently located 2-bedroom condo, just minutes from downtown! This well-appointed unit offers plenty of storage and shelving throughout, making it easy to stay organized and maximize your living space. The kitchen is designed with the home chef in mind, offering great functionality and a newer dishwasher for added convenience. Both bedrooms feature ceiling fans for comfortable airflow, while the large deck provides a wonderful outdoor space to relax, entertain, or enjoy your morning coffee. With its central location, generous storage, functional kitchen, and spacious outdoor living area, this condo is a great opportunity for first-time buyers, investors, or anyone looking for convenient low-maintenance living close to downtown. Contact your realtor today for a viewing.