

\$265,000 - 2, 635 6 Street S, Lethbridge

MLS® #A2083861

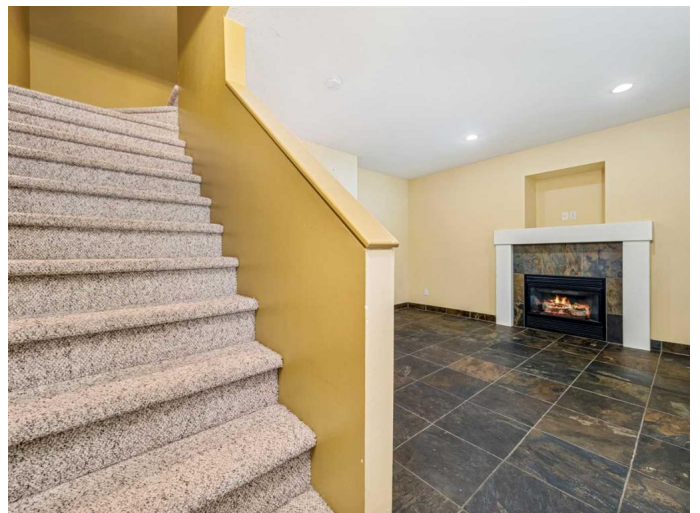
\$265,000

3 Bedroom, 3.00 Bathroom, 1,015 sqft

Residential on 0.00 Acres

London Road, Lethbridge, Alberta

Are you looking for the BEST OF BOTH WORLDS?? This is a RARE fully detached single-family condo located at "The Gables" near downtown Lethbridge! The PERFECT combination with the privacy and freedom of a detached home, with the flexibility and low maintenance of a condo! Built in 2004, this property offers a modern feel and amenities while being MUCH more affordable! Outside the home features a small fully-fenced central courtyard with nice green lawns and hedges, and each unit has their own personal patio space for a nice bistro table or bbq! This exterior unit provides the maximum amount of accessibility and privacy, with an east-facing backyard that offers extra shade in the hot summer. Walk inside and be greeted with absolutely stunning tilework throughout the entire mainfloor of the home. An extra half-bath is provided for you and your guests convenience. The open floorplan features a built-in FIREPLACE and large windows that provide great natural lighting. The corner kitchen and dining room are conveniently located next to the back porch and access to the detached garage. A full appliance package includes an OTR microwave, dishwasher, stove and fridge. Head upstairs to find the 2 LARGE bedrooms and a good-sized main bathroom. *BONUS* the basement is FULLY DEVELOPED and provides a bonus living/recreation area, a SECOND bathroom, and the third bedroom. This is a RARE opportunity to own a downtown DETACHED



condo with a GARAGE and enjoy the best of both worlds!

Built in 2004

Essential Information

MLS® #	A2083861
Price	\$265,000
Sold Price	\$258,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,015
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2, 635 6 Street S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 2E4

Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Single Garage Detached

Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2023
Date Sold	October 30th, 2023
Days on Market	32
Zoning	R-37
HOA Fees	0.00

Listing Details

Listing Office	Braemore Management
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