

\$127,900 - R205, 2004 13 Avenue N, Lethbridge

MLS® #A2087689

\$127,900

1 Bedroom, 1.00 Bathroom, 660 sqft

Residential on 1.88 Acres

Winston Churchill, Lethbridge, Alberta

Here is an affordable option rather than renting!! And in a concrete building !! Take a look at this clean, nicely renovated condo that the same owner has enjoyed for the past 20 years!! The flooring, kitchen and appliances are in excellent condition and no need to spend any more money before moving in. This unit comes with a plug in parking stall (visible from your patio window) with additional guest parking for your company. The location is great as located so close to a mini shopping mall and the Norbridge Senior Centre so easy walk from the condo. There is a 4 x 6 storage unit right across from your suite door for the suitcases and Christmas decorations or camping gear or other treasures you want to keep.. There is a balcony off the living room and the nice SW exposure gives plenty of natural light. Be sure to take a look at this one!! This building is very clean and shows pride of ownership. There are 9 units in six buildings so 54 units in total so not too big and not too small. Condo fees are \$319.54 per month and that covers insurance, common area, snow removal, exterior care, professional management, heat, sewer, water garbage, recycle and reserve fund. Owners pays electricity only and have averaged \$65.00 per month. Pets are welcome but must meet criteria. 3 of the six buildings must adhere to the 30+ age restriction. Building R M H fall into that category.

Built in 1977



Essential Information

MLS® #	A2087689
Price	\$127,900
Sold Price	\$118,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	660
Acres	1.88
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	R205, 2004 13 Avenue N
Subdivision	Winston Churchill
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 5B1

Amenities

Amenities	Coin Laundry, Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Additional Parking, Asphalt, Off Street, Stall

Interior

Interior Features	Laminate Counters, No Animal Home, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Hot Water
Cooling	None
# of Stories	2

Exterior

Exterior Features	Lighting
Roof	Flat Torch Membrane
Construction	Concrete

Additional Information

Date Listed	October 16th, 2023
Date Sold	March 22nd, 2024
Days on Market	157
Zoning	R-75
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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