

# \$279,900 - 410, 100 2 Avenue S, Lethbridge

MLS® #A2092021

**\$279,900**

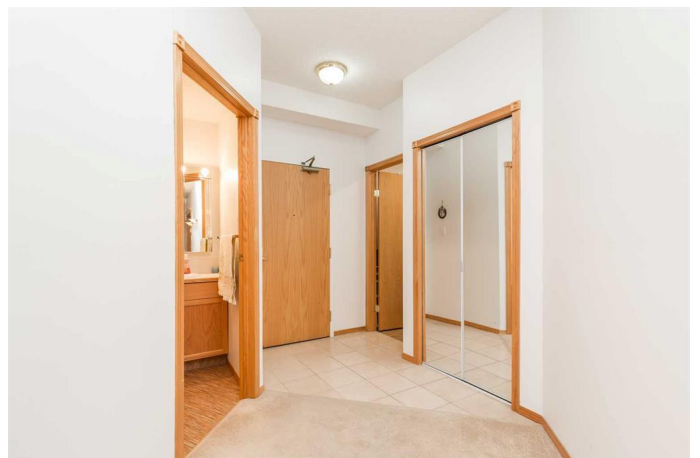
1 Bedroom, 2.00 Bathroom, 1,043 sqft

Residential on 6.38 Acres

Downtown, Lethbridge, Alberta

Welcome to this inviting and beautifully updated 1-bedroom, 1-den, 2-bathroom condo apartment, nestled in the well-maintained age-restricted community of River Ridge. As you step inside, you'll immediately notice the fresh and welcoming atmosphere, thanks to the newer paint that graces the walls throughout the unit. The brightness and neutral tone complements any decor, making it easy to add your personal touch. The kitchen and bathroom flooring have also been recently upgraded to provide a contemporary look. The clean and durable surfaces not only enhance the aesthetic appeal but also make for easy maintenance. The well-thought-out floor plan of this condo offers a spacious bedroom, perfect for relaxation and rest. The additional den provides flexibility and can be used as an office, guest room, or hobby space, catering to your specific needs. With two bathrooms, you'll enjoy the convenience and privacy that this condo affords. Whether you're getting ready in the morning or unwinding in the evening, having an additional bathroom at your disposal is a valuable feature.

And this offers a host of amenities to enrich your daily life. You can take advantage of the indoor pool for year-round swimming and relaxation, get your steps in at the on-site exercise facility, and park in the heated underground parking; ensuring that your vehicle remains sheltered from the elements. And it even comes with a storage room,



offering additional space for your belongings.  
Don't miss the opportunity to make this condo  
your home and enjoy a relaxed and fulfilling  
lifestyle!

Built in 1997

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2092021    |
| Price          | \$279,900   |
| Sold Price     | \$270,000   |
| Bedrooms       | 1           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,043       |
| Acres          | 6.38        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 410, 100 2 Avenue S |
| Subdivision | Downtown            |
| City        | Lethbridge          |
| County      | Lethbridge          |
| Province    | Alberta             |
| Postal Code | T1J 0B5             |

**Amenities**

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Fitness Center, Indoor Pool, Parking, Party Room |
| Parking Spaces | 1                                                                       |

|         |                                                    |
|---------|----------------------------------------------------|
| Parking | Common, Covered, Heated Garage, Owned, Underground |
|---------|----------------------------------------------------|

## Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Walk-In Closet(s) |
| Appliances        | See Remarks                                                                                              |
| Heating           | Baseboard, Fireplace(s)                                                                                  |
| Cooling           | Wall Unit(s)                                                                                             |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Gas, Living Room                                                                                         |
| # of Stories      | 4                                                                                                        |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Courtyard, Storage |
| Roof              | Other              |
| Construction      | Stucco             |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2023 |
| Date Sold      | January 31st, 2024 |
| Days on Market | 86                 |
| Zoning         | C-D                |
| HOA Fees       | 0.00               |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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