

\$149,900 - 301, 1716 Henderson Lake Boulevard S, Lethbridge

MLS® #A2092099

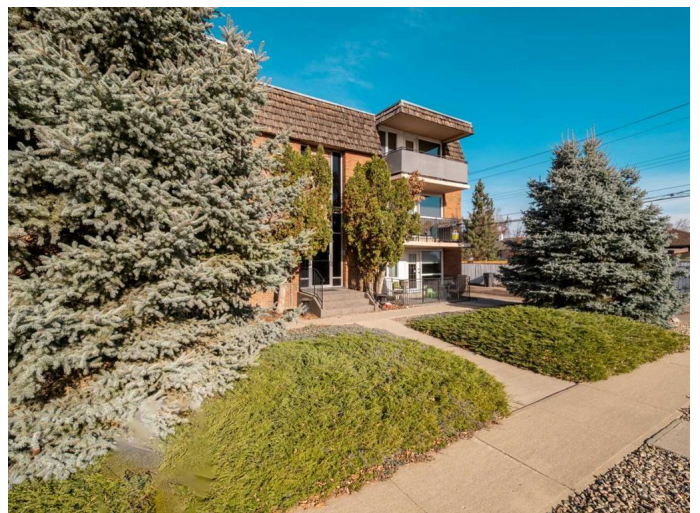
\$149,900

2 Bedroom, 1.00 Bathroom, 842 sqft
Residential on 0.00 Acres

Lakeview, Lethbridge, Alberta

***PRICED WELL-UNDER ASSESSED VALUE
FOR QUICK SALE BEFORE CHRISTMAS!***

Welcome to one of Lethbridge's premium south Apartment buildings "Monaco". This apartment is located in a great convenient area, right across from The Keg Steakhouse, The Movie Mill, and just a few short minutes from Henderson Lake and the Golf Course. Inside the building features a modern feeling with beautiful carpets, accent wall finishes, and a private laundry and storage room for residents. Unit #301 is TOP FLOOR, END UNIT and SOUTH FACING making it one of the most desirable units in the building. Step inside where you are greeted with beautiful laminate floors and premium finishes throughout. The kitchen hosts stunning granite countertops and seamless backsplash, along with beautiful dark cabinetry. A full upgraded stainless appliance package including a FISHER & PAYKEL fridge is provided. Inside the pantry also hosts a unique IN-UNIT laundry hookup for a 2-in-1 washer/dryer if desired. The open concept floor plan extends into the spacious living room which will accompany all of the furniture you would need and then some! You will also find the hook-up for the wall A/C unit which is included in this home! Out on the covered balcony is where you will enjoy amazing south-facing views and plentiful natural sunlight year-round. This is a great space for reading, enjoying a morning



coffee, or entertaining your guests! The main bathroom provides a nice granite-top vanity and beautiful tilework throughout. Both of the bedrooms are spacious and include premium frosted glass pocket doors for the closets. Assigned parking at this building is located in the parking lot at the back of the building. Residents also have access to the intercom system, and are provided with a low-maintenance lifestyle which includes Snow Removal, Lawncare, and Janitorial in the building. All utilities are included in the condo fees except electricity. This is a fantastic opportunity to own a great unit, in a great building, in a great location, and most importantly - for a great PRICE!

Built in 1970

Essential Information

MLS® #	A2092099
Price	\$149,900
Sold Price	\$156,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	842
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	301, 1716 Henderson Lake Boulevard S
Subdivision	Lakeview
City	Lethbridge
County	Lethbridge
Province	Alberta

Postal Code	T1K3C2
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Amenities

Amenities	Coin Laundry, Laundry, Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Stall

Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Wall/Window Air Conditioner, Window Coverings
Heating	Baseboard
Cooling	Wall Unit(s)
# of Stories	3
Basement	None

Exterior

Exterior Features	Other
Roof	Flat
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2023
Date Sold	November 27th, 2023
Days on Market	20
Zoning	R-100
HOA Fees	0.00

Listing Details

Listing Office	Braemore Management
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