

\$314,900 - 404, 100 2 Avenue S, Lethbridge

MLS® #A2092554

\$314,900

2 Bedroom, 2.00 Bathroom, 1,155 sqft

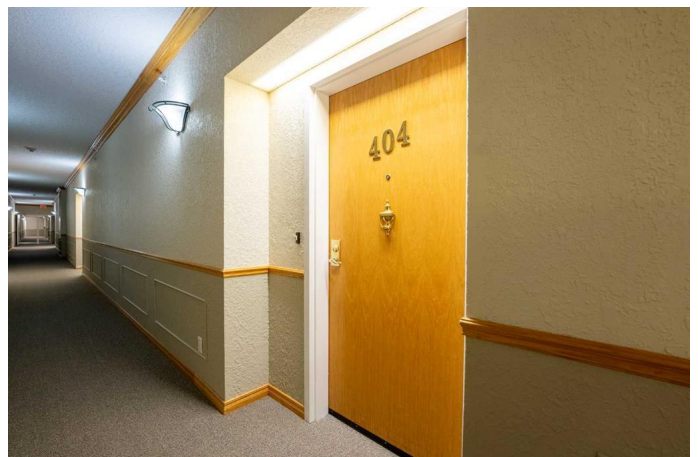
Residential on 0.00 Acres

Downtown, Lethbridge, Alberta

Welcome to your new home – a haven of comfort, convenience and practicality in River Ridge, one of Lethbridge’s preferred adult condominium complexes. A rare opportunity to join this coveted community, this beautiful 4th-floor unit offers views of the courtyard. This two-bedroom, two-bathroom residence is a testament to quality living, featuring vaulted ceilings and a bright kitchen adorned with oak cabinets. Cozy up by the gas fireplace in the spacious living area, enjoy the convenience of wall-mounted air conditioning on warmer days or lounge in your enclosed balcony. Security and comfort are paramount, with underground heated secured parking and storage providing peace of mind. The building itself stands as one of the finest in Lethbridge, offering a range of amenities that elevate the condo living experience. Take advantage of the swimming pool, hot tub, saunas, exercise room, library, community room, craft room, workshop and guest rooms – a truly comprehensive array of options for recreation and relaxation. The condo fee covers everything except TV, internet, and telephone, streamlining your monthly expenses. This is an exceptional opportunity to reside in a well-appointed condo. Don't miss the opportunity to make this residence yours today, call your favourite REALTOR and book a showing.

Built in 1997

Essential Information



MLS® #	A2092554
Price	\$314,900
Sold Price	\$305,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,155
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	404, 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, Laundry, Parking, Party Room, Pool, Recreation Facilities, Recreation Room, Sauna, Secured Parking, Spa/Hot Tub, Storage, Visitor Parking
Parking Spaces	2
Parking	Assigned, Stall

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Boiler
Cooling	Window Unit(s)
# of Stories	4

Exterior

Exterior Features	Courtyard
Construction	Stucco

Additional Information

Date Listed	November 10th, 2023
Date Sold	December 2nd, 2023
Days on Market	22
Zoning	C-D
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty of Canada
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