

# \$135,000 - F101, 2004 13 Avenue N, Lethbridge

MLS® #A2097527

## \$135,000

1 Bedroom, 1.00 Bathroom, 510 sqft  
Residential on 1.88 Acres

Winston Churchill, Lethbridge, Alberta

Come see this beautiful 510 square foot condo located in Wilson Heights! With 1 bed and 1 bathroom this main floor, corner unit has lots to offer. Within walking distance to a pool, parks, shopping, Norbridge Senior Centre and restaurants. An assigned parking stall is included as well. The condo fee of \$320/mth includes heat, water, sewer, garbage collection, exterior maintenance, lawn care & snow removal, professional management & reserve fund contributions. Small pets allowed with Board approval.

Built in 1977

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2097527      |
| Price          | \$135,000     |
| Sold Price     | \$123,000     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 510           |
| Acres          | 1.88          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### Community Information



|             |                        |
|-------------|------------------------|
| Address     | F101, 2004 13 Avenue N |
| Subdivision | Winston Churchill      |
| City        | Lethbridge             |
| County      | Lethbridge             |
| Province    | Alberta                |
| Postal Code | T1H 5B1                |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Coin Laundry, Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                    |
| Parking        | Off Street, Parking Pad                                              |

### Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | Laminate Counters, Storage, Vinyl Windows            |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Window Coverings |
| Heating           | Boiler                                               |
| Cooling           | None                                                 |
| # of Stories      | 2                                                    |

### Exterior

|                   |                |
|-------------------|----------------|
| Exterior Features | None           |
| Roof              | Flat, Membrane |
| Construction      | Concrete       |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 12th, 2023 |
| Date Sold      | February 6th, 2024  |
| Days on Market | 56                  |
| Zoning         | R-75                |
| HOA Fees       | 0.00                |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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