

# \$199,500 - 319, 485 Red Crow Boulevard W, Lethbridge

MLS® #A2099276

## \$199,500

2 Bedroom, 2.00 Bathroom, 1,147 sqft

Residential on 0.00 Acres

Indian Battle Heights, Lethbridge, Alberta

Upgraded top floor condo with 2 covered parking stalls! Elevator or stairs for easy access. Corner unit with covered deck, sheltered from West winds. 2 big bedrooms with walkin closets, 2 full bathrooms and in-suite laundry! This home includes modern kitchen, laundry appliances and cozy gas fireplace. This building is super-well maintained, including maintenance person and a well funded reserve fund for investment peace of mind. Inside, the hallways and entrances of the complex have updated flooring and outside the parking lot was just repaved. Heat, water, sewer, garbage collection, professional management, building insurance, exterior maintenance, snow removal, lawn care and locked bike storage, are all included in the condo fee. Convenient location close to Metis Trail, bus stop, ATB rec centre and directly adjacent to Willow Pointe Park.

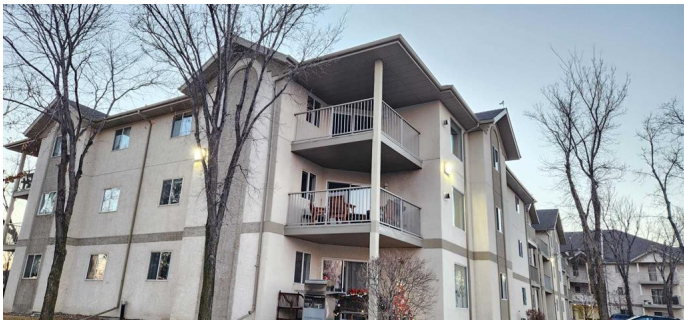
Built in 1995

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2099276  |
| Price          | \$199,500 |
| Sold Price     | \$188,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,147     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 1995          |
| Type       | Residential   |
| Sub-Type   | Apartment     |
| Style      | Low-Rise(1-4) |
| Status     | Sold          |



**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 319, 485 Red Crow Boulevard |
| Subdivision | Indian Battle Heights       |
| City        | Lethbridge                  |
| County      | Lethbridge                  |
| Province    | Alberta                     |
| Postal Code | T1K 7G6                     |

**Amenities**

|                |                               |
|----------------|-------------------------------|
| Amenities      | Bicycle Storage, Parking, Vis |
| Parking Spaces | 2                             |
| Parking        | Covered, Stall                |

**Interior**

|                   |                                          |
|-------------------|------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorpla             |
| Appliances        | Dishwasher, Refrigerator, S<br>Coverings |
| Heating           | Baseboard, Hot Water                     |
| Cooling           | None                                     |
| Fireplace         | Yes                                      |
| # of Fireplaces   | 1                                        |
| Fireplaces        | Gas, Living Room                         |
| # of Stories      | 3                                        |

**Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt Shingle |
| Construction      | Stucco          |

**Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | January 2nd, 2024  |
| Date Sold   | February 5th, 2024 |



|                |      |
|----------------|------|
| Days on Market | 34   |
| Zoning         | R-75 |
| HOA Fees       | 0.00 |

### **Listing Details**

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | Royal LePage South Country - Lethbridge |
|----------------|-----------------------------------------|

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