

\$315,000 - 317, 100 2 Avenue S, Lethbridge

MLS® #A2166240

\$315,000

2 Bedroom, 2.00 Bathroom, 1,013 sqft

Residential on 0.00 Acres

Downtown, Lethbridge, Alberta

This two-bed, two-bath condominium in River Ridge is waiting for a new owner to settle in and call it home! This adult living building provides great community features, an ideal location, and stunning coulee views, creating a great opportunity for anyone looking to downsize without sacrificing the comforts of home! In the unit's entryway you'll find a hall closet and in-unit laundry. Further in, a home office is located across the hall from a convenient three-piece bathroom. The primary bedroom is a restful retreat, featuring an ensuite bathroom and a large closet. Nearby, a bright and welcoming living room makes the ideal space to host friends or relax solo. The adjoining U-shaped kitchen and open-concept dining room include access to the beautiful enclosed balcony so you can soak up the sun and take in the views of the Lethbridge Viaduct and river valley year-round! River Ridge offers endless amenities for residents to enjoy, such as a recreation room, workshop, picnic area, indoor pool and sauna, car wash, underground parking, and guest suites available so you can host the whole family! If a comfortable condo unit in a stunning building with tons of amenities and convenient features sounds like the place for you, give your REALTOR® a call and book a showing today!

Built in 1997

Essential Information



MLS® #	A2166240
Price	\$315,000
Sold Price	\$320,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,013
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	317, 100 2 Avenue S
Subdivision	Downtown
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0B5

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Garbage Chute, Guest Suite, Indoor Pool, Other, Parking, Picnic Area, Pool, Recreation Room, Sauna, Secured Parking, Service Elevator(s), Spa/Hot Tub, Snow Removal, Storage, Trash, Visitor Parking, Workshop
Parking Spaces	1
Parking	Assigned, Off Street, Parkade, Secured, Stall

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Recessed Lighting, Storage
Appliances	Wall/Window Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard, Radiant
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

of Stories 4

Exterior

Exterior Features Balcony, Storage
Construction Concrete, Mixed, Stucco

Additional Information

Date Listed September 20th, 2024
Date Sold February 11th, 2025
Days on Market 144
Zoning C-D
HOA Fees 619.21
HOA Fees Freq. MON

Listing Details

Listing Office Grassroots Realty Group

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