

\$335,000 - 117, 100 2 Avenue S, Lethbridge

MLS® #A2191177

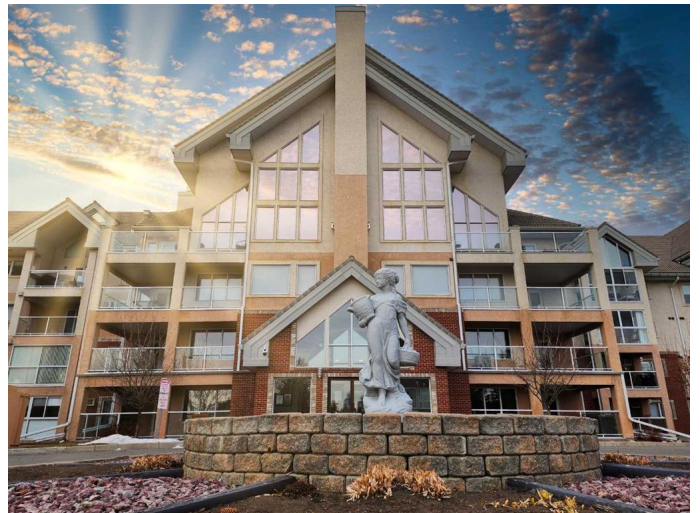
\$335,000

1 Bedroom, 2.00 Bathroom, 1,071 sqft

Residential on 6.38 Acres

Downtown, Lethbridge, Alberta

Discover the perfect blend of comfort and convenience in this beautiful one-bedroom plus a den, two-bathroom condominium, nestled in a secure adult-living community. With a myriad of recreational amenities just outside your door, this residence offers a lifestyle of leisure and tranquility. Step into the heart of your new home: a well-lit kitchen featuring classic wood cabinets, matching white appliances, and a practical hood fan. The breakfast bar overlooks the dining area, creating a welcoming space for both everyday meals and special occasions. The cozy living area showcases timeless wood detailing that adds warmth and character. From here, glass patio doors invite you to your private, elevated and covered balcony, where you can enjoy serene courtyard views year round! Retreat to the main bedroom, featuring two separate closets and a 4-piece ensuite. The den is equally inviting, offering ample space and comfort for guests or hobbies. This elevated main-floor unit provides easy access while maintaining your privacy. It includes a laundry room with additional storage, ensuring all your organizational needs are met. Enjoy a wealth of amenities in the common areas including a wood shop, library, sauna, pool, games room and more! Take advantage of the car wash stations, underground parking, and dedicated storage unit for your convenience. Beautifully landscaped with water feature and plenty of trees, you can enjoy all the benefits of the garden without any effort! Located in



downtown Lethbridge on the edge of the coulees, youâ€™re close to all the amenities, with the peace of mind of a secure, adult-living community. Contact your REALTOR® to schedule your private viewing today!

Built in 1997

Essential Information

MLS® #	A2191177
Price	\$335,000
Sold Price	\$330,000
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,071
Acres	6.38
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	117, 100 2 Avenue S
Subdivision	Downtown
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0B5

Amenities

Amenities	Car Wash, Fitness Center, Pool, Workshop
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Assigned, Stall, Underground

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Recreation Facilities
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Window Coverings,

	Wall/Window Air Conditioner, Dryer, Washer
Heating	Hot Water
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

Exterior

Exterior Features	Courtyard
Construction	Brick, Stucco

Additional Information

Date Listed	January 31st, 2025
Date Sold	February 21st, 2025
Days on Market	21
Zoning	C-D
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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