

311, 23 Chilcotin Lane W  
Lethbridge, Alberta

MLS # A2252928



\$279,000

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Indian Battle Heights              |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 1,167 sq.ft.                       | Age:   | 2001 (24 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Assigned, Off Street               |        |                   |
| Lot Size: | 1.83 Acres                         |        |                   |
| Lot Feat: | -                                  |        |                   |

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: -

Basement: -

Exterior: Mixed

Foundation: -

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 360

LLD: -

Zoning: R-50

Utilities: -

Inclusions: fridge, stove, dishwasher, washer, dryer, All window coverings, rechargeable vacuum in utility room

Welcome to unit 311-23 Chilcotin Lane W, a lower-level condo offering 1,167 sq ft of functional living space. This 2-bedroom, 2-bathroom home stands out with its updated flooring and kitchen that bring a fresh look and feel to the unit. The open layout highlights the seamless transition between spaces, with the newer flooring extending through key living areas for a clean and modern appearance. The updated kitchen features contemporary finishes and plenty of workspace, making it ready for everyday use or entertaining. Both bedrooms are well-proportioned, with two full bathrooms that support comfort and convenience. This building includes an on-site exercise room, adding a helpful amenity for active living. The unit's location is well-suited for investors, with strong rental appeal due to its proximity to the University of Lethbridge. Essential services are close by, including Safeway West Lethbridge and green space at Mike Mountain Horse School Park. The neighborhood is walkable and supported by public transit, making it accessible for students, faculty, or families. With Catholic Central High School and the University of Lethbridge within easy reach, this location offers value to both owners and renters.