

**UNIT #35, 1915 18 Avenue N  
Lethbridge, Alberta**

**MLS # A2252968**



**\$240,000**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey, Attached-Up/Down		
<b>Size:</b>	905 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Assigned, Off Street, Stall		
<b>Lot Size:</b>	1.49 Acres		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Dog Run Fenced In, Private, Street Lighting, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 260
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-60
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Low Flow Plumbing Fixtures, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** NONE

TIRED OF TAKING CARE OF YOUR YARD, WELL, WE HAVE A SOLUTION FOR YOU! THIS 3 BEDROOM, 2 BATH CONDO IS WAITING FOR YOU! THIS UNIT IS FULLY FINISHED AND UPDATED THROUGHOUT!INCLUDING LAMINATE FLOORING. IT IS CONVENIENTLY LOKATED CLOSE TO SCHOOLS, SHOPPING, PLAYGROUNDS AND BASICALLY ALL AMMENITIES, DON"T WAIT, COME SEE IT TODAY!