

6, 103 Crocus Terrace W
Lethbridge, Alberta

MLS # A2213378



\$225,000

Division:	Country Meadows Estates		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	848 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped, No Neighbours Behind, Street Lighting, Yard Lights		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	See Remarks	LLD:	-
Exterior:	Mixed	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance, Storage		

Inclusions: n/a

This is a rare opportunity to own a beautiful basement apartment condo in the great community of Country Meadows. This unique condo corner block of 4 townhouses also has 2 large basement apartment units tucked in the lower level. This lower unit offers an open floorplan great room with a full beautiful equipped kitchen, living/dining area with lots of room for an office space, 1 bedroom, full bath and even in unit laundry room and lots of storage. A private deck area and parking assigned right outside your door. This is a great first home, perfect for a student or professional but also an equally great investment property with a solid rental value in a lovely family area. Country Meadows is a well established west side newer area with parks and pathways, playgrounds, a lovely walk around water way, and close to all the west side shopping and easy access in and out of the city. Call your realtor today and get in on this rare property before it is gone!