2, 1701 St Edward Boulevard N
Lethbridge, Alberta

MLS # A2280720

$195,000

Division:	St Edwards
Type:	Residential/Four Plex
Style:	Bi-Level

Size:	443 sq.ft.	**Age:**	1974 (52 yrs old)
Beds:	2	**Baths:**	1

Garage:	Stall
Lot Size:	-
Lot Feat:	Back Lane

Heating:	Forced Air		**Water:**	-
Floors:	Carpet, Ceramic Tile, Linoleum		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	$ 225
Basement:	Full		**LLD:**	-
Exterior:	Mixed		**Zoning:**	R-60
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Ceiling Fan(s), Kitchen Island			

Inclusions: ALL APPLIANCES INCLUDING CENTRAL AIR ARE AS IS.

Here is an ideal opportunity for first-time buyers or those looking to simplify without sacrificing comfort. The 2-bedroom, 1-bath unit offers a cozy yet highly functional layout. Don't let the low Square footage deter you! The main floor features an open-concept living space, a spacious kitchen with a large island and a very spacious walk-in pantry, a good sized dining area and comfortable living room including a corner gas fireplace is perfect for those quiet cozy nights in. Step outside from the dining area onto the south-east facing balcony, an ideal spot to enjoy your morning coffee. The additional trellis was previously used as a catio for your furry friends to join you out on the balcony - just add the screening! Downstairs, you’ll find two good-sized bedrooms, a 4-piece bathroom with brand new vanity, in-unit laundry, and additional storage space. Located in a great neighbourhood with nearby amenities—including the local pub, and a drugstore within walking distance and St Edwards park located just across the street that has new equipment ideal for the whole family! Contact your REALTOR® today to add this one to your list!