



Anne French  
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201, 414 6 Street S  
Lethbridge, Alberta

MLS # A2178535



**\$195,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	669 sq.ft.	<b>Age:</b>	1951 (73 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, Stall		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	\$ 261
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	C-D
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Track Lighting		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, 1 paved parking stall, microwave/hood-fan, blinds.

This condo apartment is the ideal home for the young urban professional. Situated in the heart of downtown Lethbridge, this centrally located and secure building offers both convenience and peace of mind. Upon entering, you'll be impressed by the open-concept design that seamlessly combines the living room and kitchen. The unit boasts 9-foot ceilings, ceramic tile flooring, central air conditioning, a private balcony and in-suite laundry.