



Anne French
Your REALTOR®
Love where you live.

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405, 515 6 Street S
Lethbridge, Alberta

MLS # A2179667



\$145,000

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	845 sq.ft.	Age:	1980 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	0.36 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 691
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	C-D
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Stove; Refrigerator; Range Hood; Dishwasher (AS IS); Central A/C

Welcome to this charming and budget-friendly 2-bedroom, 1-bath condo in the heart of downtown Lethbridge! Perfectly situated for those who crave urban living with unbeatable convenience. The living room flows effortlessly into the kitchen and dining area, creating a spacious, inviting atmosphere. Step out onto your patio to enjoy morning coffee or evening sunsets. This well-maintained building boasts exceptional amenities, including a fitness centre to keep you active, a games and social room for entertaining, a relaxing sauna, and a massive common patio perfect for gatherings or soaking up the sun. Additional highlights include secure parkade parking, giving you peace of mind, and condo fees that cover all utilities—making budgeting a breeze! Don't miss your chance to own an affordable, move-in-ready home in one of Lethbridge's most sought-after locations.