



Anne French  
Your REALTOR®  
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116, 85 Foxbend Crescent N  
Lethbridge, Alberta

MLS # A2179947



**\$135,000**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	806 sq.ft.	<b>Age:</b>	1983 (41 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	2.42 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 443
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Two bedroom main floor condo., perfectly situated in a secure building . The spacious living room flows seamlessly onto a private balcony, ideal for relaxation and entertainment. Upgrades included the kitchen bathroom flooring and paint. This unit makes a great revenue property with a long term tenant who would like to stay.