

**201, 1716 Henderson Lake Boulevard S  
Lethbridge, Alberta**

**MLS # A2197848**



**\$219,500**

<b>Division:</b>	Henderson Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	831 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

**Heating:** Boiler, Hot Water

**Floors:** Hardwood, Tile

**Roof:** Tar/Gravel

**Basement:** -

**Exterior:** Brick, Concrete, Wood Siding

**Foundation:** -

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 539

**LLD:** -

**Zoning:** R-100

**Utilities:** -

**Inclusions:** Fridge, Stove, B/I Dishwasher, Washer, Blinds, 2 Portable A/C Units

Looking to downsize or add an investment property, then this is it! Located in the Monaco building on Henderson Lake Blvd and close to all amenities is this 2 bedroom, 1 bathroom condo. Featuring modern colors, hardwood floors, granite countertops, tiled bathroom and in unit laundry. This second floor apartment faces south allowing for plenty of natural light to shine through while also enjoying the balcony in the sun. Enjoy adult only living, smoke free, pets upon approval and condo fees that include your water, heat, trash and snow removal.