

**3, 1619 Scenic Heights S  
Lethbridge, Alberta**

**MLS # A2197941**



**\$164,900**

<b>Division:</b>	Scenic Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	694 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 439
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	R-100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** none

1 bedroom updated condo with INSUITE LAUNDRY! Check out this move in ready condo in prime south location- across from coulees, close to Lethbridge Polytechnic College, amenities and to top it off you have a bus stop right out front! Updates to kitchen cabinets, flooring and paint give this unit a modern look. This open concept living/dining/kitchen with bedroom and 4pc bathroom is perfect for first time buyer, student, couple, or investor. Off street parking stall with electric is included. Condo fees include: water, sewer, common area maintenance, building insurance, prof mgmt, reserve fund contributions.