



Anne French  
Your REALTOR®  
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403-894-9537  
anne@locknkeyrealty.ca

5, 220 Mayor Magrath Drive N  
Lethbridge, Alberta

MLS # A2198627



**\$159,900**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	720 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Assigned, Off Street, Parking Lot, Stall		
<b>Lot Size:</b>	0.58 Acre		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Laminate, Linoleum

**Roof:** -

**Basement:** -

**Exterior:** Brick, Concrete

**Foundation:** -

**Features:** Kitchen Island, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 533

**LLD:** -

**Zoning:** R-75(W)

**Utilities:** -

**Inclusions:** N/A

This beautifully updated 2-bedroom condo offers modern finishes, a spacious layout, and a fantastic location—perfect for first-time buyers, downsizers, or investors! Step into the bright, open-concept living space, where natural light fills the home, creating a warm and inviting atmosphere. The kitchen is a standout feature, complete with stunning blue cabinetry, a mix of quartz and butcher block countertops, a subway tile backsplash, and a cozy breakfast bar—ideal for casual dining or entertaining. The living room is a perfect place to unwind, with plenty of space for both lounging and entertaining. A beautiful feature wall with a stylish brick accent adds character, while the large sliding glass doors bring in natural light and provide seamless access to your private balcony—a great spot for your morning coffee or relaxing in the fresh air. The dining area is perfectly situated between the kitchen and living space, making it ideal for both everyday meals and hosting guests. Both bedrooms are generously sized, with large windows that enhance the natural light. A well-appointed 4-piece bathroom and stylish finishes throughout complete the space. Located in a well-maintained building, this condo is just minutes from shopping, dining, public transit, and local parks, making daily living easy and convenient. Don't miss out—schedule your showing today!