

**232, 100 2 Avenue S
Lethbridge, Alberta**

MLS # A2212142



\$349,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,130 sq.ft.	Age:	1998 (27 yrs old)
Beds:	1	Baths:	2
Garage:	Underground		
Lot Size:	6.38 Acres		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 660
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	C-D
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: N/A

Very bright and open 1 bed plus Den condo that's been freshly painted and meticulously maintained! 232 River ridge features a spacious kitchen with lots of counter space and a nice size dining area. The living room has a lovely gas fireplace and there plenty of room on that shady balcony to enjoy the summer evenings. The den is a very flexible space that's perfect for hobbies, an office or for your guests to enjoy. The Primary bedroom is also a nice size with a full ensuite with walk in shower. The walk in closet is huge! River Ridge is maintenance free adult living at its finest with premium amenities such as the Indoor Pool, Exercise room, party room, guest suites and even a car wash close to your underground secured parking space!