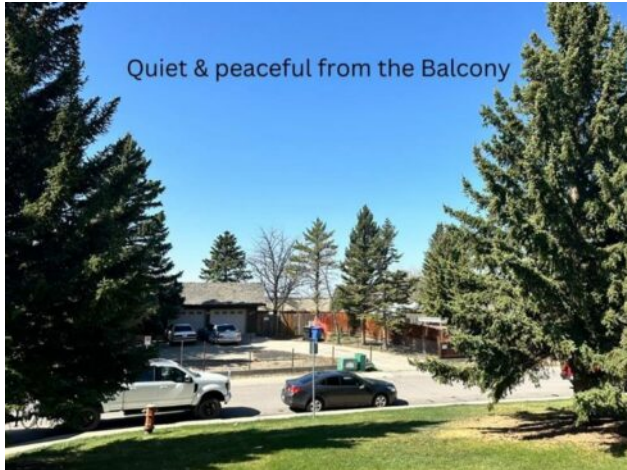


14, 1619 Scenic Heights S
Lethbridge, Alberta

MLS # A2214799



\$149,900

Division:	Scenic Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	624 sq.ft.	Age:	1971 (54 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	0.86 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 287
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	R-100
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions:	NA
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Affordable living in a prime southside location! This 1-bedroom, 1-bathroom condo offers a functional kitchen, in-suite laundry, and a balcony overlooking a quiet green space—a peaceful spot to enjoy some fresh air. Located just a short walk to the coulees, close to Lethbridge Polytechnic, and with easy access to shopping, amenities, and major routes, this home combines convenience with a quieter atmosphere. The carpets have been removed, giving you a fresh start to add new flooring and personalize the space to your style. The unit also includes an off-street parking stall with plug-in. A great opportunity for a first-time buyer, student, investor, or anyone looking for a simple and affordable home base.