

**305, 85 Foxbend Crescent N  
Lethbridge, Alberta**

**MLS # A2211620**



**\$170,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Uplands                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 825 sq.ft.                         | <b>Age:</b>   | 1983 (42 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | 2.42 Acres                         |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                             |                   |        |
|--------------------|-----------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                           | <b>Condo Fee:</b> | \$ 449 |
| <b>Basement:</b>   | -                           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding                | <b>Zoning:</b>    | R-75   |
| <b>Foundation:</b> | -                           | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Elevator |                   |        |

**Inclusions:** fridge, stove, dishwasher, window coverings, closet organizers

Welcome to Unit #305 at 85 Foxbend Crescent North&mdash; a beautifully updated 2-bedroom condo that offers affordable, stylish living in a prime northside location. This spacious 825 sq. ft. unit has been completely renovated with modern finishes throughout, including sleek laminate flooring, a refreshed 4-piece bathroom, and a bright kitchen equipped with upgraded appliances and plenty of cabinet space. The open-concept living and dining area flows seamlessly to a private balcony, perfect for enjoying your morning coffee or evening relaxation. Located in the heart of the family-friendly Uplands, this third-floor condo is close to schools, parks, shopping centers, and public transit, making it an ideal option for first-time buyers, downsizers, or investors. This move-in ready condo truly stands out in today's market. Whether you're looking for an affordable home or a turnkey rental property, this stylish northside condo is a must-see. Contact your favourite REALTOR &reg; to book your private showing today!