

# \$209,900 - 222, 1237 4 Avenue S, Lethbridge

MLS® #A2230355

## \$209,900

2 Bedroom, 1.00 Bathroom, 847 sqft

Residential on 1.63 Acres

London Road, Lethbridge, Alberta

Welcome to this 2-bedroom, 1-bathroom condo located on a charming, tree-lined street in a well-maintained adult living complex. This central south location offers quick access to shopping, medical offices, restaurants, and transit, with bus stops just steps away. Inside, the unit offers a functional layout with plenty of potential – bring your vision and make it your own! Whether you're downsizing, investing, or just starting out, this home is a great opportunity for affordable living. Highlights include: pet-friendly (with approval, no dogs), Monthly condo fees of \$451 – covering nearly all utilities, professional management, reserve fund contributions, and snow removal. Quiet, mature neighborhood with great walkability. With a little TLC, this condo can be transformed into your perfect space.

Built in 1979

## Essential Information

MLS® #	A2230355
Price	\$209,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	847
Acres	1.63
Year Built	1979



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	222, 1237 4 Avenue S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0P9

### Amenities

Amenities	Elevator(s), Parking, Snow Removal
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Breakfast Bar
Appliances	Range Hood, Stove(s)
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Lot Description	Few Trees, Landscaped, Level
Construction	Mixed

### Additional Information

Date Listed	June 13th, 2025
Zoning	R-150(L)

### Listing Details

Listing Office	Century 21 Foothills South Real Estate
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