

# \$349,000 - 232, 100 2 Avenue S, Lethbridge

MLS® #A2212142

## \$349,000

1 Bedroom, 2.00 Bathroom, 1,130 sqft

Residential on 6.38 Acres

Downtown, Lethbridge, Alberta

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!

Built in 1998

## Essential Information

MLS® #	A2212142
Price	\$349,000
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,130
Acres	6.38
Year Built	1998
Type	Residential
Sub-Type	Apartment



Style	Single Level Unit
Status	Active

### Community Information

Address	232, 100 2 Avenue S
Subdivision	Downtown
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J0B5

### Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Parking, Party Room, Storage, Visitor Parking, Guest Suite, Indoor Pool
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Ceiling Fan(s), No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Wall/Window Air Conditioner
Heating	Hot Water
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Wood Frame

### Additional Information

Date Listed	April 15th, 2025
Days on Market	17
Zoning	C-D

### Listing Details

Listing Office	Real Estate Centre - Lethbridge
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLS®®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.