



## 4, 545 9 Avenue N, Lethbridge, Alberta - \$259,900



Main Photo

### Property Description

This 3-bedroom, 1.5-bathroom condo is move-in ready with recent upgrades and a great location. Offering easy access to highways, walking distance to bus stops, and close to walking paths in the coulees, it's convenient and well-situated.

The sellers have invested \$20,000 in renovations, and the home includes newer appliances, plus a serviced and inspected furnace and hot water tank. Central air conditioning keeps you comfortable on those hot summer days.

The main floor features a living room, dining area, kitchen, storage, and half bathroom, along with a balcony overlooking greenspace and trees — offering a private, secluded feel with no neighbours behind. The lower level includes three bedrooms, a full 4-piece bathroom, and laundry facilities.



Enjoy the condo lifestyle with maintenance-free exterior living, giving you more time to relax and less time on upkeep. With thoughtful renovations, practical features, and a functional layout, this property is ready for you to move in and enjoy.

## REALTOR Referral

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REALTOR®

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