

323, 23 Chilcotin Lane W  
Lethbridge, Alberta

MLS # A2166365



## \$205,000

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,124 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	1.83 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 360
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-50
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer

Hello I'm 313-23 Chilcotin Lane! This charming 2-bedroom condo offers a welcoming atmosphere with its open living area, spacious bedrooms, and well-designed kitchen. Enjoy the full deck, perfect for relaxing and entertaining outdoors. The dining area is ideal for gatherings, and the condo also includes access to community amenities such as a fitness center. Located near parks, playgrounds, shopping centers, schools, and public transportation, this home combines convenience with comfort. Don't miss out—contact your favorite realtor today!