

# \$225,000 - 209, 2207 8 Avenue S, Lethbridge

MLS® #A2236450

**\$225,000**

2 Bedroom, 2.00 Bathroom, 974 sqft

Residential on 1.15 Acres

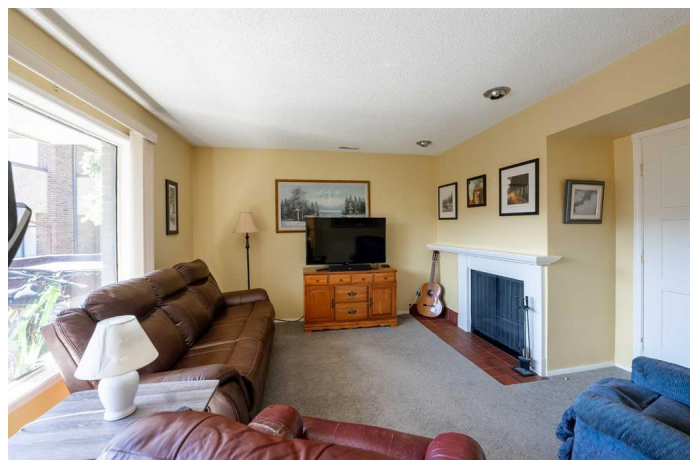
Victoria Park, Lethbridge, Alberta

Welcome to your perfect slice of Lethbridge living! This 2 bedroom, 2 bathroom second-floor condo is bursting with comfort, convenience, and characterâ€”all for just \$225,000!

Step inside and be greeted by a sun-soaked living room featuring a cozy wood-burning fireplaceâ€”perfect for chilly evenings or lazy weekends. The efficient galley kitchen makes meal prep a breeze, and the adjoining dining area opens onto your private patioâ€”ideal for morning coffee, evening BBQs, or simply soaking up the courtyard views.

And what a courtyard it is! Picture relaxing sitting areas, and a sparkling poolâ€”your own summer oasis, right outside your door. With those hot Lethbridge summers, youâ€™ll be glad to have it!

Need a space to work or get creative? Just off the living room is a charming built-in nookâ€”perfect as a home office or crafting corner. Down the hall, youâ€™ll find a roomy laundry closet with extra space for storage and cleaning supplies. The primary bedroom features a private 3-piece ensuite, and both bedrooms are generously sized. Industrial quality furnace installed 7 years ago, and all water shut off valves have recently been replaced. These expensive upgrades would make this apartment a suitable and worry free revenue property.



And let's not forget location: this highly sought-after complex sits directly across from Henderson Lake, with access to walking paths, tennis courts, picnics in the park, and more. Shops, cafes, and amenities are all close by, making this an unbeatable lifestyle choice.

Whether you're a first-time buyer, downsizer, or savvy investor, this condo has it all—space, charm, amenities, and LOCATION. Don't miss out!

Built in 1977

### Essential Information

MLS® #	A2236450
Price	\$225,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	974
Acres	1.15
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	209, 2207 8 Avenue S
Subdivision	Victoria Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J4G1

### Amenities

Amenities	Parking, Outdoor Pool
Parking Spaces	1

Parking	Assigned, Off Street
Has Pool	Yes

### Interior

Interior Features	Laminate Counters, No Animal Home, Recessed Lighting
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	3

### Exterior

Exterior Features	Balcony, Courtyard, Lighting
Construction	Brick, Concrete

### Additional Information

Date Listed	July 9th, 2025
Days on Market	21
Zoning	R-75

### Listing Details

Listing Office	eXp Realty of Canada
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