# \$499,000 - 403, 100 2 Avenue S, Lethbridge

MLS® #A2214540

### \$499,000

2 Bedroom, 3.00 Bathroom, 1,949 sqft Residential on 0.00 Acres

Downtown, Lethbridge, Alberta

Absolutely exquisite opportunity to own one of Lethbridge's most distinctive condominiums!?This rarely offered two storey loft apartment delivers coveted extra living space on its upper level. The main floor showcases a spacious primary bedroom with private ensuite, a bright open den, an efficiently central designed kitchen with abundant white cabinetry, and leads a spacious formal dining area. Step into the living room where towering, cathedral height ceilings and the enclosed patio all draw your eye to sweeping views of the coulees, Old Man river bottom, the historic High-Level Bridge, and on clear days, the Rocky Mountains. Upstairs, a bonus lounge enjoys the same dramatic vista and grants access to a second private patio. The open quest bedroom lets visitors wake up to that view so careful, they may not want to leave! Practical touches abound: a laundry room with wash basin, clever under stair storage, and generous closets throughout. An elevator delivers you to heated parking, where one stall and a secure storage room are assigned to your unit. River?Ridge's amenities are unmatchedâ€"indoor pool, sauna, hot tub, fitness centre, hobby room, billiards, library, and even a putting greenâ€"plus an active social calendar. Condominiums of this caliber are few and far between. Contact your REALTOR® and book a showing today!







#### **Essential Information**

MLS® # A2214540 Price \$499,000

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,949
Acres 0.00
Year Built 1997

Type Residential Sub-Type Apartment

Style Multi Level Unit

Status Active

# **Community Information**

Address 403, 100 2 Avenue S

Subdivision Downtown
City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1J 0B5

## **Amenities**

Amenities Car Wash, Elevator(s), Fitness Center, Garbage Chute, Guest Suite,

Indoor Pool, Parking, Party Room, Recreation Room, Secured Parking,

Spa/Hot Tub, Storage, Trash, Visitor Parking, Sauna, Workshop

Parking Spaces 1

Parking Parkade, Stall

### Interior

Interior Features Closet Organizers, High Ceilings, No Animal Home, No Smoking Home,

Open Floorplan, Vinyl Windows

Appliances See Remarks

Heating Baseboard, Boiler

Cooling Wall Unit(s)

# of Stories 4

#### **Exterior**

Exterior Features Balcony
Construction Stucco

#### **Additional Information**

Date Listed April 25th, 2025

Days on Market 101 Zoning C-D

## **Listing Details**

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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