

# \$524,900 - 403, 100 2 Avenue S, Lethbridge

MLS® #A2214540

**\$524,900**

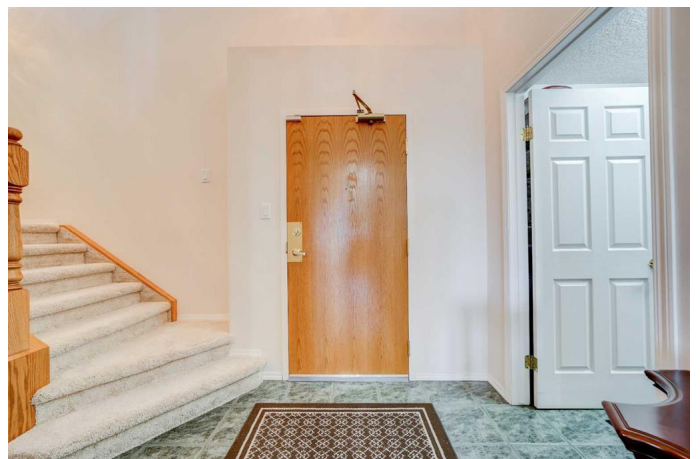
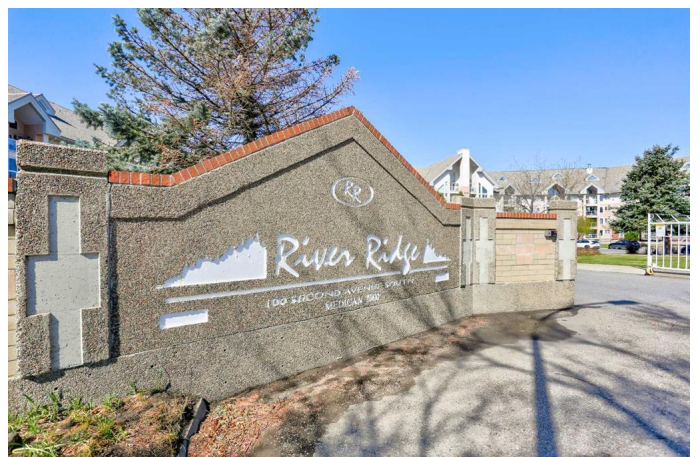
2 Bedroom, 3.00 Bathroom, 1,949 sqft

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 guest 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. RiverRidge's amenities are unmatched—indoor pool, sauna, hot tub, fitness centre, hobby room, billiards, library, and even a putting green—plus an active social calendar. Condominiums of this caliber are few and far between. Contact your REALTOR® and book a showing today!

Built in 1997



## Essential Information

|                |                  |
|----------------|------------------|
| MLS® #         | A2214540         |
| Price          | \$524,900        |
| 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, Guest Suite, Indoor Pool, Parking, Party Room, Sauna, Secured Parking, Spa/Hot Tub, Storage, Trash, Visitor Parking, Garbage Chute, Recreation Room, 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 | 16               |
| Zoning         | C-D              |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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