

# \$215,000 - 201, 2207 8 Avenue S, Lethbridge

MLS® #A2244001

## \$215,000

2 Bedroom, 2.00 Bathroom, 1,064 sqft

Residential on 0.00 Acres

Victoria Park, Lethbridge, Alberta

Looking for a spacious and affordable condo in a great Lethbridge location? This 2-bedroom, 1.5-bath unit in Henderson Estates condominium is right in the heart of the southside! It offers a huge living room, tons of natural light, and a private deck that runs the full length of the unit, perfect for morning coffee or evening downtime. The primary bedroom has its own 2-piece ensuite, and the second bedroom is ideal for guests, a home office, or extra storage. There's also plenty of in-unit storage space. The building includes great amenities like a gym, pool and sauna. You're close to the hospital, Henderson Lake Park, and all the shopping you need. A solid place to live or invest.

Built in 1977

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244001    |
| Price          | \$215,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,064       |
| Acres          | 0.00        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Apartment   |



|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 201, 2207 8 Avenue S |
| Subdivision | Victoria Park        |
| City        | Lethbridge           |
| County      | Lethbridge           |
| Province    | Alberta              |
| Postal Code | T1J4G1               |

### Amenities

|                |                     |
|----------------|---------------------|
| Amenities      | Outdoor Pool, Sauna |
| Parking Spaces | 1                   |
| Parking        | Stall               |
| Has Pool       | Yes                 |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Recessed Lighting                |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air, Natural Gas                             |
| Cooling           | Central Air                                                       |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Fireplaces        | Electric, Living Room                                             |
| # of Stories      | 3                                                                 |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 21              |
| Zoning         | R-75            |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Initia Real Estate |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.