

**308, 85 Foxbend Crescent N  
Lethbridge, Alberta**

**MLS # A2282359**



**\$190,000**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	813 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	2.42 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 449
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Storage		

**Inclusions:** window coverings

Welcome to unit #308 at 85 Fox Bend Crescent North. A well-appointed 2-bedroom, 1-bathroom apartment offering comfort, convenience, and a prime location. This upgraded suite features a functional layout with a north-facing balcony—perfect for enjoying peaceful views and natural light. Added storage space enhances everyday living, while the laundry room conveniently located on the same floor makes daily routines effortless. Being located close to walking paths, schools, shopping, and a wide range of amenities, this unit offers excellent value in a well-connected community.