



GRASSROOTS
REALTY GROUP

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418, 20 3 Street S
Lethbridge, Alberta

MLS # A2308895



\$295,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,031 sq.ft.	Age:	1993 (33 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water
Floors:	Laminate, Linoleum, Tile
Roof:	Tile
Basement:	-
Exterior:	Brick, Mixed, Stucco
Foundation:	Poured Concrete
Features:	Central Vacuum, No Smoking Home, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 583
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: n/a

Tired of worrying about property maintenance and unpredictable utility bills? Welcome to unit 418 Grandview Village. This immaculate 1031 square foot 2 bedroom 2 bathroom condo could be your answer. The well kept unit offers generous living space in a 55+ adult living community with a great location close to downtown shopping and many urban amenities. The courtyard facing unit offers a quiet covered balcony with great morning light and reprieve from the evening sun as well as easy access to the elevator and rec room which has excellent views of the coulees and rail viaduct. With assigned underground heated parking and storage as well as secure building access as well as property management, the property offers peace of mind. Additional features include a craft room, workshop, games room, library and fitness centre. The exceptionally quiet top floor unit pairs well with the many creature comforts of this building.