



GRASSROOTS
REALTY GROUP

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108, 3910 23 Avenue S
Lethbridge, Alberta

MLS # A2313837



\$210,000

Division:	Redwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	855 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	1.10 Acres		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 423
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-50
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: Fridge, stove, dishwasher, OTR Microwave, window coverings

A fantastic opportunity for students, first-time buyers, or anyone seeking a low-maintenance lifestyle close to everyday amenities and Lethbridge Polytechnic. This move-in ready ground-level condo features two spacious bedrooms and a functional open-concept layout. The galley-style kitchen comes fully equipped with a fridge, stove, dishwasher, and microwave hood fan. The bright living room flows seamlessly into the dining area and opens through patio doors to your own private patio space. Down the hall, you'll find two bedrooms, including a generous primary suite complete with a walk-in closet and private vanity with sink that connects to the main bathroom. Convenient same-floor laundry adds to the ease of living. Ideally located within walking distance to the college, shopping, restaurants, transit, and other major amenities. Two assigned parking stalls conveniently cose to the unit.