



GRASSROOTS
REALTY GROUP

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1, 3514 20 Avenue S
Lethbridge, Alberta

MLS # A2328556



\$226,000

Division:	Redwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	591 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 350
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-60
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: Fridge, Stove, Dishwasher, Dryer

Welcome to this bi-level condo in a quiet four-plex, offering a functional layout and comfortable living. Built in 1977, this two-bedroom home is thoughtfully designed with both bedrooms located on the lower level, along with a full 4-piece bathroom, creating a private sleeping area separate from the main living space. The upper level features a bright and spacious living room, a dedicated dining area, and a practical kitchen. The main floor also offers a 2 piece bathroom and Laundry. The bi-level design provides a unique sense of separation between living and sleeping spaces, making it ideal for first-time buyers, downsizers, students, or investors. This condo offers low-maintenance living with easy access to nearby amenities, shopping, schools, and parks. A great opportunity to own an affordable home in a desirable location.