



GRASSROOTS
REALTY GROUP

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2, 222 Mayor Magrath Drive N
Lethbridge, Alberta

MLS # A2333813



\$129,900

Division:	Westminster		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	589 sq.ft.	Age:	1969 (57 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Hot Water	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 411
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	R-75(W)
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Storage		

Inclusions: fridge, stove, dishwasher, hood fan

Affordable, low-maintenance senior living or an excellent investment opportunity! This well-maintained 1-bedroom condo offers a bright and spacious bedroom, a functional layout, and a private balcony—perfect for enjoying your morning coffee or unwinding at the end of the day. The unit also includes an on-site storage room, convenient off-street parking, and access to shared in-building laundry facilities, making everyday living both comfortable and practical. Ideally situated with quick access to Mayor Magrath Drive, major transportation routes, shopping, restaurants, and other everyday amenities, this condo offers outstanding convenience for homeowners and tenants alike. The professionally managed building is well established and provides peace of mind for owners and investors. With strong rental demand in the area and affordable ownership costs, this is an excellent opportunity for first-time buyers looking to enter the market or investors seeking a dependable addition to their portfolio.