



GRASSROOTS
REALTY GROUP

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**3, 218 Mayor Magrath Drive N
Lethbridge, Alberta**

MLS # A2346322

\$148,000

Division:	Westminster		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	754 sq.ft.	Age:	1969 (57 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	0.58 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 549
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-75(W)
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Window Coverings

Welcome to #3 218 Mayor Magrath Dr N - A fantastic opportunity to own a well-maintained 2-bedroom, 1-bathroom condo in a highly convenient north Lethbridge location! This affordable apartment-style unit offers 754 sq ft of functional living space, making it an ideal investment property, a perfect option for students, first-time buyers, or those looking to downsize. The unit features a bright and spacious kitchen with eating area and durable laminate flooring. Enjoy your morning coffee or unwind in the evening on the private balcony. The layout is practical, with two comfortable bedrooms and a full 4-piece bathroom. Located close to shopping, transit routes, and everyday amenities, this condo offers excellent rental potential. Assigned parking and a well-managed building add to the appeal. Whether you're building your investment portfolio or searching for a low-maintenance home in a central location, this is a smart buy with strong long-term value. Reach out to your favourite REALTOR®; today to book your private tour.