



GRASSROOTS
REALTY GROUP

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7, 3440 23 Avenue S
Lethbridge, Alberta

MLS # A2350800

\$179,900

Division:	Redwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	894 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	1.14 Acres		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 479
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	R-50
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: none

Don't miss the opportunity to check out this ideally located two-bedroom condo in South Lethbridge. Featuring two large bedrooms and one bath, this home boasts a beautiful east-facing balcony tucked at the end of the building. The entire unit has been freshly painted, carpets professionally cleaned, and thoroughly detailed—ready for its new owner to move in with ease. Condo fees cover most utilities, making it both convenient and affordable. If you're seeking a quiet building and a comfortable lifestyle, this one is not to be missed!