



GRASSROOTS
REALTY GROUP

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#110, 20 3 Street S
Lethbridge, Alberta

MLS # A2351039

\$339,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,170 sq.ft.	Age:	1993 (33 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 659
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: None

Looking for a little more ease in your everyday? Welcome to Grandview Village, where comfortable 55+ living meets the convenience of being right in the heart of Lethbridge. This spacious 2 bedroom, 2 bathroom ground-level condo offers over 1,170 sq. ft. all on one level, with a comfortable layout and plenty of room to settle in and make it your own. The bright enclosed sunroom is a lovely bonus, perfect for your morning coffee, a good book, or simply enjoying a little extra sunshine. With underground parking, your own storage locker, in-suite laundry and elevator access, so much of the everyday upkeep is already taken care of. Grandview Village also offers a welcoming community atmosphere with shared spaces and amenities to enjoy. If you're ready to simplify, slow down a little, and enjoy a home that's easy to live in, this one is calling your name. Call your favourite REALTOR®; and come have a look, you may just feel right at home!