



GRASSROOTS
REALTY GROUP

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18, 3440 23 Avenue S
Lethbridge, Alberta

MLS # A2352733

\$175,000

Division:	Redwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	731 sq.ft.	Age:	1980 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	1.14 Acres		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 412
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-50
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: fridge, stove, dishwasher, window coverings, microwave

Nestled within Redwood, a beautiful community in the south of Lethbridge, this cozy apartment offers a tranquil haven within its walls. Situated as an end unit within a low rise structure, this 1 bed, 1 bath condo provides a quiet retreat, complemented by secure entry and assigned parking for effortless convenience. Inside, a generous living area spanning 730 square feet welcomes you. It's a space designed for comfortable living, enhanced by vinyl windows that let natural light flow freely. A thoughtfully appointed kitchen is equipped with modern appliances, including a dishwasher. Retreat to the spacious bedroom, complete with ample closet space. Laundry facilities, conveniently located within the common area, are right next door. Residents enjoy access to shared amenities including coin laundry, trash removal, and assigned storage. Pets are welcome with board approval, allowing your furry companions to share your home. With sidewalks, street lights, walking/bike paths nearby, Redwood offers an accessible lifestyle with close proximity to shopping destinations, schools, hospital, and all major roadways ensuring both convenience and serenity.