



**GRASSROOTS**  
REALTY GROUP

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**#207, 4210 20 Avenue S  
Lethbridge, Alberta**

**MLS # A2220407**



**\$189,000**

<b>Division:</b>	Redwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	873 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 407
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar	<b>Zoning:</b>	R-60
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Elevator, No Smoking Home, Pantry, Storage		

**Inclusions:** n/a

Charming 2-Bedroom Condo in the Heart of Lethbridge's Southside &ndash; All Utilities Included! Welcome to this well-maintained 2-bedroom, 1-bath condo located in the heart of Southside Lethbridge &mdash; a perfect combination of comfort, convenience, and value. Step into a cozy living room that makes the most of the space, and enjoy a surprisingly spacious bathroom that adds to the comfort of daily living. This unit also features the convenience of in-suite laundry, so no need to share facilities or leave your home for washing. Perfect for first-time buyers, students, downsizers, or investors, this unit offers a carefree lifestyle with a condo fee that covers all utilities &mdash; including electricity, gas, water, and sewer. Located just minutes from shopping, schools, transit, parks, and all the key amenities the Southside has to offer, this is a rare find in a highly desirable area. Don't miss your chance to own this affordable and move-in ready condo!