



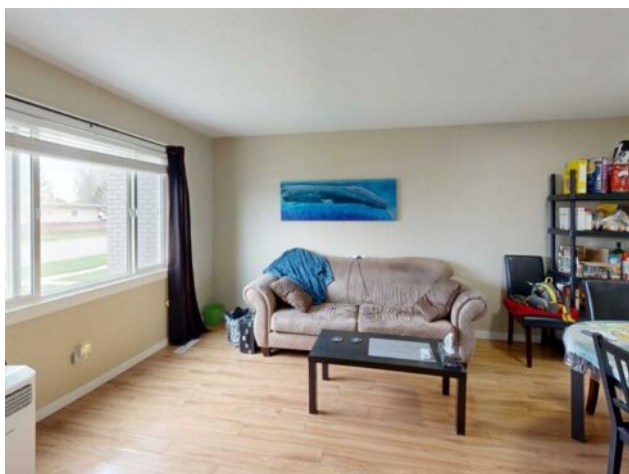
**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**15, 3406 20 Avenue S  
Lethbridge, Alberta**

**MLS # A2220719**



**\$235,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Redwood                                    |               |                   |
| <b>Type:</b>     | Residential/Other                          |               |                   |
| <b>Style:</b>    | Townhouse                                  |               |                   |
| <b>Size:</b>     | 866 sq.ft.                                 | <b>Age:</b>   | 1972 (53 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Off Street, Stall                |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped, Standard Shaped Lot |               |                   |

|                    |                      |
|--------------------|----------------------|
| <b>Heating:</b>    | Central, Natural Gas |
| <b>Floors:</b>     | Tile, Vinyl Plank    |
| <b>Roof:</b>       | Tar/Gravel           |
| <b>Basement:</b>   | Finished, Full       |
| <b>Exterior:</b>   | Wood Frame           |
| <b>Foundation:</b> | Poured Concrete      |
| <b>Features:</b>   | Kitchen Island       |

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 270

**LLD:** -

**Zoning:** R-60

**Utilities:** -

**Inclusions:** Shed in backyard

Looking for a great revenue or starter home in a sought-after neighborhood? This 4 bed, 2 bath condo has many upgraded features including most of the windows, laminate floors, counters, kitchen backsplash, and more! Upstairs are 3 bedrooms/1 bath, and on the lower level is another bedroom/bathroom and large common space. Private, fenced backyard leading directly to your own parking stall and more parking on the street in front. The location is close to parks, shopping, the College, and is in the wonderful Redwood neighborhood. This is one is a must-see!