



GRASSROOTS
REALTY GROUP

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31, 3410 23rd Avenue S
Lethbridge, Alberta

MLS # A2232787



\$199,000

Division:	Redwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	818 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 352
Basement:	-	LLD:	28-8-21-W4
Exterior:	Stucco	Zoning:	R-50
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Vinyl Windows		

Inclusions: N/A

This beautifully updated Top-floor unit is sure to check all the boxes! Enjoy contemporary convenience with stylish vinyl flooring, sleek Black appliances, and brand-new windows throughout. The layout features two spacious bedrooms, and a bright, open-concept living room that leads to a charming walk-out patio—perfect for relaxing or entertaining. Additional perks include convenient laundry facilities and secure bicycle storage just down the hall. Located close to all amenities, this unit offers the ideal blend of comfort, functionality, and location. Modern living made easy—just move in and enjoy!