



GRASSROOTS
REALTY GROUP

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109, 20 3 Street S
Lethbridge, Alberta

MLS # A2234980



\$365,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,274 sq.ft.	Age:	1993 (32 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	3.50 Acres		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Other	Condo Fee:	\$ 681
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Open Floorplan, Recreation Facilities, Storage		

Inclusions: Window Coverings

Welcome to Grandview Village, a 55+ adult-living community just steps from Park Place Mall and downtown Lethbridge. This beautifully updated 2-bedroom, 2-bath condo offers nearly 1,300 sq. ft. of bright, open living space. Enjoy the enclosed sunroom with stunning coulee and southwest sunset views—now featuring \$4,000 worth of brand new custom blinds for added comfort and style. Inside, you'll find in-unit laundry, and a spacious primary suite with dual closets and a private ensuite. Building amenities include a fitness center, woodshop, library, billiards room, party room, guest suite, and on-site property manager. Secure underground parking and storage included. Condo fees cover water, heat, electricity, and more. Maintenance-free living at its finest for that lock and leave lifestyle —sorry, no pets.