



GRASSROOTS
REALTY GROUP

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15, 3440 23 Avenue S
Lethbridge, Alberta

MLS # A2241294



\$148,000

Division:	Redwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	709 sq.ft.	Age:	1980 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	1.14 Acres		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Linoleum
Roof:	-
Basement:	-
Exterior:	Concrete
Foundation:	Poured Concrete
Features:	See Remarks, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 422
LLD:	-
Zoning:	R-50
Utilities:	-

Inclusions: Call seller directly

Top-floor corner unit in a well-maintained and professionally-managed building. This one-bedroom unit features a covered balcony with views into the interior courtyard. Unit Details: This one-bedroom corner suite is located on the top floor and features a covered balcony overlooking the interior courtyard. The corner positioning provides enhanced natural light throughout the unit, and there's an additional storage room included with the suite. Location: The building is located on 23rd Avenue S in an established residential neighborhood, offering convenient access to shopping, dining, and transportation while maintaining a quiet street setting. Building Amenities: The building features professional condo management and well-maintained common areas within a secure building environment. Residents can enjoy mature landscaping and a peaceful courtyard setting. The combination of top-floor corner positioning, quality building management, and desirable location makes this unit an excellent ownership opportunity.