



**GRASSROOTS**  
REALTY GROUP

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109, 3910 23 Avenue S  
Lethbridge, Alberta

MLS # A2244775



**\$205,400**

Division:	Redwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	828 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street		
Lot Size:	1.10 Acres		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 411
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R-50
Foundation:	-	Utilities:	-
Features:	No Smoking Home, See Remarks, Storage		

**Inclusions:** Dishwasher, Electric Range, Microwave, Refrigerator

Welcome to this quiet and highly sought-after neighborhood on the South side! Location! Location! Location! This charming property is located within walking distance (5-10 minutes walk) to shopping areas, restaurants, grocery stores, bus stops & various local businesses. It's also just a few minutes' walk from Lethbridge Polytechnic, making it an ideal location for students or working professionals seeking convenience and accessibility. This lower unit offers direct access outside for those with mobility issues. Step outside and have a stroll with your furry friend on the long stretch of walkway/bike path at the back far & away from traffic. Online shopping deliveries or visitors waiting to be let in? No problem, visitors can call you via the intercom's touchscreen on the main entrance... you can see and/or talk to them from anywhere before granting access using the app on your phone. Whether you're looking for a place to call home (pet friendly and no age restriction) or an investment opportunity to rent out, the choice is endless!