



GRASSROOTS
REALTY GROUP

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16, 3410 23 Avenue S
Lethbridge, Alberta

MLS # A2246600



\$150,000

Division:	Redwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	598 sq.ft.	Age:	1982 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Parking Pad		
Lot Size:	1.14 Acres		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 266
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R-50
Foundation:	-	Utilities:	-
Features:	Granite Counters		

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 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, families or working professionals seeking affordability, convenience and accessibility. This lower unit offers direct access outside for those with mobility issues. Condo fee of \$266.32 includes almost all utilities plus 2 assigned parking spots except electricity. Step outside and have a stroll with your furry friend on the long stretch of walkway/bike path (secured bike racks inside the building) at the back far & away from traffic. 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!