



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

205, 3910 23 Avenue S  
Lethbridge, Alberta

MLS # A2249435



**\$179,900**

Division:	Redwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	833 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 411
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R-50
Foundation:	-	Utilities:	-
Features:	Storage, Walk-In Closet(s)		

**Inclusions:** Portable Air Conditioner

This condo is located in a great area on the Southside and is a short drive to the college (Lethbridge Polytechnic), big box stores, restaurants, grocery stores, and more. The very well maintained unit features a large living room with wood burning fireplace and access to your private, east facing balcony. The galley kitchen provides great functionality with the adjoining dining room being a great space to enjoy your meals. The spacious master/primary bedroom has a walk-thru closet with it's own sink. The second bedroom is of good size as well. Next to the 4 piece bathroom is a separate in-suite storage room with lots of shelving. New flooring was installed in most rooms in 2021. New fridge in 2024. This is an ideal investment for a student or a business professional. Although this is unit 205, it's on the same level as the main entrance way - no stairs once you're inside. With no age restrictions and being pet friendly (some restrictions), and having a security system, it's the ideal place to call home. You owe it to yourself to check this one out. Call your favourite REALTOR today to view it!!