



GRASSROOTS
REALTY GROUP

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

107, 3910 23 Avenue S
Lethbridge, Alberta

MLS # A2251569



\$177,900

Division:	Redwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	820 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Boiler

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: -

Exterior: Composite Siding

Foundation: -

Features: Storage

Water: -

Sewer: -

Condo Fee: \$ 413

LLD: -

Zoning: R-50

Utilities: -

Inclusions: none

Check out this 2 bed 1.5 bathroom unit! Head into your alley kitchen equip with dishwasher, adjacent to your large dining room that could alternatively be used as an office space, workout or play room, open to your living room. Your spacious primary bedroom is finished with new flooring and houses a walk-in closet and 2pc bathroom (sink + toilet)! This unit also offers a 5x5 in-suite storage room. Cedar Ridge Terrace features laundry on each floor, no age restrictions and is pet friendly (some restrictions). Your condo fee includes professional management, site maintenance, reserve fund, garbage/water, all that's left to cover is the electricity. Conveniently located on the Southside and is a short drive/bike/bus/walk to the Lethbridge Polytechnic College, VisitLethbridge.com arena, shopping, restaurants, and more.