



**GRASSROOTS**  
REALTY GROUP

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26, 3440 23 Avenue S  
Lethbridge, Alberta

MLS # A2252368



**\$178,500**

Division:	Redwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	855 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	1.14 Acres		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 480
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R-50
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** Fridge, Stove, All window coverings

This freshly painted 2 bedroom condominium boasts a spacious floorplan, 2 parking stalls, balcony, new flooring, a new stove and in unit storage. With no one living above this quiet condo is the perfect home for first-time home buyers, retirees looking to travel, students and revenue seekers. Another great benefit is that most utilities are included in the condo fees. All you'll need to add is internet/cable and electrical. Go ahead and sell your lawnmower and shovel, as that's included as well. The location is great with quick access to shopping, restaurants, bus stops, Lethbridge Polytechnic, and the visitlethbridge.com Arena. This condo is easy to view, book your private viewing today!