



**GRASSROOTS**  
REALTY GROUP

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208, 4200 Forestry Avenue S  
Lethbridge, Alberta

MLS # A2256841

**\$179,900**



Division:	Redwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	732 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 385
Basement:	-	LLD:	-
Exterior:	Brick, Post & Beam	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Wood Counters		

**Inclusions:** REFRIGERATOR, STOVE, DISHWASHER, WASHER/DRYER, WALL AIR CONDITIONER (As is)

Check out this beautifully updated 2-bedroom, 1-bathroom condo located in the heart of the Southside! This turn-key investment property offers immediate possession, allowing you to start earning rental income right away. The unit features a stylish open-concept layout with contemporary updates throughout, including a sleek kitchen, upgraded flooring, and fresh finishes that appeal to today's renters or homeowners. Enjoy the convenience of in-suite laundry and the comfort of your own balcony that provides a little outdoor space. The condo also includes one assigned parking stall and is situated close to schools, shopping, public transit, and parks—making it an ideal location for consistent rental demand. Whether you're expanding your portfolio or looking for a low-maintenance home in a desirable area, this Southside gem delivers on both value and lifestyle. Don't miss your chance to own a property that's ready to perform from day one.