



GRASSROOTS
REALTY GROUP

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**30, 3406 20 Avenue S
Lethbridge, Alberta**

MLS # A2263136



\$219,900

Division:	Redwood		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	907 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	1.60 Acres		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 270
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Metal Siding , Stucco	Zoning:	R-60
Foundation:	Wood	Utilities:	-
Features:	Storage		

Inclusions:	N/A		
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Welcome to this charming 3-bedroom, 1-bathroom townhouse located on the desirable south side of Lethbridge in the highly sought-after Redwood community. Perfectly situated near schools, shopping, restaurants, and parks, this home offers both comfort and convenience. Step inside to an inviting open-concept layout that flows seamlessly from the bright living room into the stylish kitchen, complete with modern cabinetry and bar seating — ideal for entertaining or casual dining. Upstairs, you’ll find a spacious master bedroom along with two additional bedrooms and a well-appointed 4-piece bathroom, providing plenty of room for family or guests. The unfinished basement offers ample storage space and exciting potential for future development, as well as in-suite laundry for added convenience. Outside, enjoy a fenced backyard — perfect for relaxing or hosting summer gatherings. Don’t miss your chance to own this beautiful home in a great location — call your favourite agent today!