



GRASSROOTS
REALTY GROUP

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312, 20 3 Street S
Lethbridge, Alberta

MLS # A2263741



\$244,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	726 sq.ft.	Age:	1993 (32 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 390
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, remote for parking, ceiling fan, wall a/c unit

Imagine starting your day on your balcony, overlooking the peaceful courtyard at Grandview Village. Just steps from Park Place Mall and downtown Lethbridge, this 55+ adult-living condo offers the best of convenience and community. Inside, you'll find a bright and welcoming home with newer flooring, paint, in-unit laundry, and a spacious primary suite designed for comfort. Located close to the elevator and just down from the leisure hall, where friends gather for billiards, darts and shuffle board, life here is about more than your own four walls. From a well-equipped fitness centre and woodshop to a cozy library, and community hall for gatherings, there's always something to enjoy. Out-of-town guests? A convenient guest suite is available, along with the peace of mind that comes from an on-site property manager. Secure underground parking with a heated stall, extra storage, and elevator access make daily living easy. Condo fees cover your utilities, so you can truly embrace a maintenance-free, lock-and-leave lifestyle. Sorry, no pets.