



GRASSROOTS
REALTY GROUP

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208, 20 3 Street S
Lethbridge, Alberta

MLS # A2268754



\$245,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	736 sq.ft.	Age:	1993 (32 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 397
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Washer, Dryer, window coverings, wall AC(2025), Garage remote(s)

Welcome to Grandview Village, a welcoming 55+ community that offers the perfect balance of comfort, convenience, and connection. Ideally located just steps from Park Place Mall and downtown Lethbridge, this beautifully updated condo puts everything you need right at your doorstep. Inside, you'll find a bright, inviting space with new flooring(2024), modern paint tones, custom window blinds and stylish updated light fixtures. The layout is both practical and comfortable, featuring in-suite laundry and a spacious primary bedroom designed for relaxation. Grandview Village offers fantastic amenities, including a community leisure area where neighbors gather for billiards, shuffleboard, and darts. Prefer a quieter pace? Enjoy a good book in the library, spend time in the woodshop, or get active in the fitness room—there's something for everyone. When family or friends visit, a guest suite is available right on-site, and a full-time property manager ensures the building is always well cared for. You'll also appreciate the heated underground parking, extra storage, and easy elevator access throughout. With utilities included in the condo fees, you can truly embrace a low-maintenance lifestyle—the perfect blend of independence and community living at Grandview Village. Visit the REALTOR's website for more details.