



GRASSROOTS
REALTY GROUP

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**225, 2020 32 Street S
Lethbridge, Alberta**

MLS # A2273693



\$299,900

Division:	Redwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	827 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 522
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	C-S
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Pantry		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, shelves in the pantry and the garage storage

Steal of a Deal in an Unbeatable Location! This beautifully maintained 1-bedroom condo in the Sierras of Courtyard Terrace is the perfect blend of comfort, convenience, and incredible value. Inside, you'll find a roomy kitchen, a bright open living and dining area, and a spacious primary bedroom with its own private access to the bathroom. Enjoy your south-facing patio—ideal for soaking up warm sunshine throughout the year! You'll love how easy it is to get around: the building is centrally located with quick access to nearby amenities, and inside the complex you're just steps from the elevator, your storage unit, and your parking stall. Looking to have guest stay with you, that's no trouble with on site guest rooms that are available to rent, now family and friends can still visit. Small pets are welcome, and the building offers a lively, welcoming community atmosphere with plenty of opportunities to join in. From the swimming pool, coffee bar, library, and craft room to the billiards room, a wood working shop and organized social activities, there's always something happening here. With all these perks at this price, this condo is truly a fantastic find!