



GRASSROOTS
REALTY GROUP

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3, 3604 20 Avenue S
Lethbridge, Alberta

MLS # A2280579



\$249,000

Division:	Redwood		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	580 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Guest, Off Street, Parking Pad, Stall		
Lot Size:	0.19 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Other	Condo Fee:	\$ 86
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Siding	Zoning:	(R-60)
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Refrigerator, Stove, Microwave Hood-Fan, Dishwasher, Washer, Dryer

Welcome to this charming 2-bedroom, 1.5-bathroom 4plex unit! Ideally located on the desirable south side, near the Lethbridge College, shopping, schools, transit and a wide range of amenities. This bright and inviting home features a functional layout with main-floor laundry, abundant natural light, and a spacious living room that opens onto a large balcony with a great view, perfect for relaxing or entertaining! Recent updates include fresh paint and BRAND-NEW appliances, including the stove, microwave hood fan, washer, and dryer. Additional highlights include its LOW CONDO FEES, one assigned parking stall, visitor parking, off-street parking, underground sprinklers in the front of the home and an exterior storage unit. Making this an excellent opportunity for first-time home buyers or investors seeking a property in an excellent location!!