



**302, 4210 20 Avenue S
Lethbridge, Alberta**

MLS # A2288074



\$225,000

Division:	Redwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	986 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	1.09 Acres		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 496
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R-60
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

This is a property you don't want to miss! Close to everything you need including shopping, restaurants, transit, and more, yet tucked away enough to enjoy your own quiet retreat. Step inside this 2 bedroom Condo and you are welcomed by a bright, open living area anchored by a cozy gas fireplace, the perfect spot to unwind after a long day. No more hauling laundry baskets across parking lots!! The in-suite laundry keeps everyday living simple and comfortable. The upper loft offers more living space and adds a special touch, offering endless possibilities: a peaceful home office, creative studio, reading nook, or extra space for guests. Step out onto your private balcony for morning coffee or evening relaxation. With designated parking, ample storage, and all utilities included in the condo fees, this home offers ease, flexibility, and lifestyle all in one smart package.