



**170, 2020 32 Street S  
Lethbridge, Alberta**

**MLS # A2164021**



**\$349,000**

<b>Division:</b>	Redwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,384 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 623
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	C-S
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, ITR Microwave, Washer, Dryer, Central A/C, Garage door remote, Window Coverings

Care free Living is what you will find at Sierras of The Courtyard, a premier adult condominium community! main level unit has 2 bedrooms 2 bathrooms and comes complete with a separate titled parking stall located in the heated underground parking garage. Sierras is a very popular location as many residents walk to Safeway or to The Shopping plaza that are steps away. The building is well managed and the recreational activities make this condo so sought after. From craft & wood working shop, exercise room, pool. spa/steam/sauna as well as party room for special events. Whether you seek a lively social atmosphere or a peaceful retreat, Sierras has it all. Considering retirement living? This exceptional unit could be for you!