



**GRASSROOTS**  
REALTY GROUP

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301, 3910 23 Avenue S  
Lethbridge, Alberta

MLS # A2174195



**\$139,900**

<b>Division:</b>	Redwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	813 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parkade		
<b>Lot Size:</b>	1.10 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 398
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R-50
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Storage		

**Inclusions:** Electric Fireplace with remote

This well-maintained 1-bedroom condo is located in the convenient Cedar Ridge Terrace on the Southside of Lethbridge. Featuring modern updates to the kitchen and bathroom, this unit is ideal for first-time buyers, students, or investors. Stay cozy in the winter with the warmth of an electric fireplace. The top-level unit provides extra privacy and security, with a balcony offering a quiet outdoor space. Located close to shopping, restaurants, parks, and just minutes from Lethbridge College, this condo offers a great location. It includes an assigned parking spot and access to upgraded coinless laundry machines.