



**GRASSROOTS**  
REALTY GROUP

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**101, 4200 Forestry Avenue S  
Lethbridge, Alberta**

**MLS # A2208862**



**\$139,950**

<b>Division:</b>	Redwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	639 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 340
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	R-75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** hood fan

Affordable Comfort in Redwood &ndash; The Perfect Condo for You! If you're looking for a stylish and low-maintenance home in a prime location, this well-maintained 1-bedroom, 1-bathroom condo in the highly sought-after Redwood subdivision of South Lethbridge is the perfect fit! Step inside to discover a warm and inviting space with modern trim and vinyl plank flooring, installed just four years ago, that adds a touch of contemporary elegance. The spacious white kitchen offers plenty of counter space and cabinetry&mdash;perfect for cooking and entertaining. The open layout provides a comfortable flow, making the most of every square foot. Living here means enjoying the benefits of a well-managed building, ensuring a stress-free experience. Your condo fees cover all utilities except electricity, simplifying your budget. Plus, you'll love the convenience of being close to schools, shopping, and all the amenities you need for a vibrant lifestyle. Whether you're a first-time buyer, downsizing, or looking for an investment property, this condo offers exceptional value in a fantastic neighbourhood. Don't miss out on the opportunity to call this charming space your own!