



**GRASSROOTS**  
REALTY GROUP

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206, 20 3 Street S  
Lethbridge, Alberta

MLS # A2212080



**\$289,900**

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,009 sq.ft.	Age:	1993 (32 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	3.50 Acres		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 555
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Central Vacuum, No Smoking Home, See Remarks, Vinyl Windows		

**Inclusions:** Fridge, Stove, Washer, Dryer, Central Vacuum and attachments

Welcome to Grandview Village &ndash; Where Comfort Meets Convenience! This adult-only living is just steps from Park Place Mall. This is it. Grandview Village is a quiet, well-maintained condo community perfect for those wanting a maintenance-free lifestyle. This spacious 2-bedroom, 2-bathroom unit (4pcs main & 3pcs ensuite) checks all the boxes. Enjoy the convenience of in-suite laundry and relax on your own covered deck&mdash;perfect for morning coffee or evening wind-downs. Condo fees cover nearly everything&mdash;heat, electricity, maintenance, and reserve fund contributions. You&rsquo;l also appreciate the on-site property manager and secure underground parking. Plus, the building features guest suites, amazing social spaces, including a billiards room, library, craft room, woodworking shop, outdoor BBQ / picnic & horse shoe pits, there's even a car wash bay. If you're ready for easy, adult living in a prime location&mdash;this one&rsquo;s for you!