



GRASSROOTS
REALTY GROUP

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321, 20 3 Street S
Lethbridge, Alberta

MLS # A2212082



\$375,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,289 sq.ft.	Age:	1993 (32 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	3.50 Acres		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 642
Basement:	-	LLD:	-
Exterior:	Brick, Mixed, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Recreation Facilities, Storage		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, wall unit a/c, furniture is negotiable.

Grandview Village is an adult-only condo just steps from Park Place Mall! This quiet building offers an on-site property manager, the condo fees include almost everything (heat, electricity, maintenance, reserve fund contributions) and they have secure underground parking. This 2 bed, 2 bath third floor unit has been upgraded over the years and offers amazing coulee views from your enclosed sunroom! There's nearly 1,300 square feet of livable space with an open living, dining and kitchen area, in unit laundry, a huge primary suite and plentiful storage space. This building also has HUGE social areas with billiards room, library and more. This is a great move for those looking to live maintenance free!