



**GRASSROOTS**  
REALTY GROUP

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**321, 20 3 Street S**  
**Lethbridge, Alberta**

**MLS # A2212082**



**\$369,900**

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

<b>Heating:</b>	Baseboard, Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 642
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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!