

**20, 3440 23 Avenue S
Lethbridge, Alberta**

MLS # A2165156



\$147,500

Division:	Redwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	682 sq.ft.	Age:	1980 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 407
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	R-50
Foundation:	-	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: Range Hood, Refrigerator, Stove, Window Coverings

This beautifully maintained, freshly painted GROUND FLOOR, corner unit awaits its new owner! Conveniently located on the south side of Lethbridge, this home is within walking distance of grocery stores, restaurants, a bus stop, hardware store, and so much more!! This unit's condo fees includes all utilities except for electricity, has its own parking stall, a picturesque patio area, in unit hook up for an electric washer and dryer, a spacious four piece bathroom, large living area, plenty of cabinet space, and a serene primary bedroom. Walking into the space, you will appreciate the tranquility that this turn-key unit exudes, the ample storage space in the closets and storage room, and the dining area - big enough to invite friends or family members to gather! Don't miss out on your opportunity to get in to home ownership!! Call your REALTOR and book your viewing today!