



Anne French
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301, 3910 23 Avenue S
Lethbridge, Alberta

MLS # A2174195



\$139,900

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Redwood | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 813 sq.ft. | Age: | 1981 (43 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Off Street, Parkade | | |
| Lot Size: | 1.10 Acres | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|----------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 398 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Stucco | Zoning: | R-50 |
| Foundation: | - | Utilities: | - |
| Features: | Closet Organizers, Storage | | |

Inclusions: Electric Fireplace with remote

This well-maintained 1-bedroom condo is located in the convenient Cedar Ridge Terrace on the Southside of Lethbridge. Featuring modern updates to the kitchen and bathroom, this unit is ideal for first-time buyers, students, or investors. Stay cozy in the winter with the warmth of an electric fireplace. The top-level unit provides extra privacy and security, with a balcony offering a quiet outdoor space. Located close to shopping, restaurants, parks, and just minutes from Lethbridge College, this condo offers a great location. It includes an assigned parking spot and access to upgraded coinless laundry machines.