



Anne French
Your REALTOR®
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206, 4210 20 Avenue S
Lethbridge, Alberta

MLS # A2179817



\$175,000

Division:	Redwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	856 sq.ft.	Age:	1978 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	1.09 Acres		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 406
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R-60
Foundation:	-	Utilities:	-
Features:	Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer

Welcome to the delightful 2 bedroom , 1 bathroom condo nestled in a sought-after Southside neighborhood. Close to all amenities and in a well ran condo association. This cozy home offers everything you need for easy modern living including IN-SUITE laundry. Condo fees cover all of your utilities except for internet. Whether you are a first-time buyer, downsizing, student, or looking for the perfect investment property, this charming condo is ready to welcome you. With an inviting open floor plan that maximizes space and natural light and conveniently located near shops, dining and parks, this condo is an absolute gem. Don't miss out on this opportunity to own a cozy and well maintained home in an unbeatable location.