

**308, 3910 23 Avenue S  
Lethbridge, Alberta**

**MLS # A2182341**



**\$185,000**

<b>Division:</b>	Redwood		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse		
<b>Size:</b>	830 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Plug-In, Stall		
<b>Lot Size:</b>	1.10 Acres		
<b>Lot Feat:</b>	Landscaped, Many Trees, Paved		

<b>Heating:</b>	Baseboard, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 436
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-50
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Dishwasher, Electric Stove, Range Hood

Welcome to this quiet and highly sought-after neighborhood on the South side! This charming property is located within walking distance to shopping areas, restaurants, grocery stores, bus stops & various local businesses. It's also just minutes away from Lethbridge Polytechnic, making it an ideal location for students or working professionals seeking convenience and accessibility. The top floor offers not only stunning views but also added security & privacy. Step outside and enjoy some fresh air from your own private balcony or have a stroll on the long stretch of walkway/bike path at the back far & away from traffic. Online shopping deliveries? No problem, you can conveniently open the main building from the app on your phone while away. Whether you're looking for a place to call home or an investment opportunity to rent out, the choice is yours!