



Anne French  
Your REALTOR®  
Love where you live.

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148, 2020 32 Street S  
Lethbridge, Alberta

MLS # A2188376



**\$244,900**

<b>Division:</b>	Redwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	868 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 506
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	C-S
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Vinyl Windows, Wired for Data		

**Inclusions:** N/A

The Sierras of Courtyard Terrace is a next level 55+ living complex in South Lethbridge. If you have considered Adult Living do not miss this opportunity to own a condo in this supreme community. Simplify your living without giving up easy access to amenities such as indoor pool with hot tub and wet & dry sauna, fitness room, theatre room, library, workshop, games & recreation room and more. A conference room can be rented out for larger gatherings with friends and family. The courtyard itself is beautifully landscaped and a great place to sit and enjoy the outdoors. Underground is a heated parkade with car wash. This condo comes with 1 titled parking spot. There are plenty of visitor parking spots too. The condo itself is on ground level with easy access. It has a simple layout with 1 bedroom, 1 bathroom, living/dining room, good size laundry room and kitchen with all appliances. There is ample natural light coming in the west facing windows making this space bright. If you want to be a part of this community call your agent and book your showing today!