

**309, 3910 23 Avenue S  
Lethbridge, Alberta**

**MLS # A2197891**

**\$181,000**



|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Redwood                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 837 sq.ft.                         | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Asphalt, Off Street                |               |                   |
| <b>Lot Size:</b> | 1.10 Acres                         |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                   |                   |        |
|--------------------|-----------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Electric, Fireplace(s) | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood, Vinyl           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                 | <b>Condo Fee:</b> | \$ 436 |
| <b>Basement:</b>   | -                                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Glass                             | <b>Zoning:</b>    | R-50   |
| <b>Foundation:</b> | -                                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks                       |                   |        |

**Inclusions:** NA

A great investment opportunity or first time home buyer! A 2 bed 1 bath, beautiful 836 square foot condo. Good sized in unit storage room. A coat closet and linen closet. Primary bedroom has its own sink and mirror. The fireplace in the living room is gorgeous. The kitchen has a dishwasher. Floors are hardwood, carpet and luxury vinyl plank. It has a balcony so you can enjoy the out of doors on nice days by just stepping out the door. The lot has mature trees. The location is ideal. Walking distance to shopping centres, grocery stores, restaurants, a bike path and bus stops. Call your agent today!