

**12, 3440 23 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2219269**



**\$185,000**

<b>Division:</b>	Redwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	888 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	1.14 Acres		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Carpet, Linoleum

**Roof:** -

**Basement:** -

**Exterior:** Concrete

**Foundation:** -

**Features:** Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 458

**LLD:** -

**Zoning:** R-50

**Utilities:** -

**Inclusions:** N/A

Tucked away in the quiet, well-established south side neighbourhood of Redwood, this condo offers just under 900 sq. ft. of comfortable, easy living. Featuring two generously sized bedrooms and a recently updated full bathroom, the layout is both practical and welcoming—perfect for first-time buyers, downsizers, or anyone looking for a low-maintenance lifestyle. Step out onto your spacious east-facing balcony and soak in the morning sun, all while enjoying the peace and privacy of mature, tree-lined surroundings. Inside, you'll find modern updates and a bright, airy feel throughout. With shopping, dining, and everyday conveniences just minutes away, this charming condo blends a relaxed atmosphere with unbeatable accessibility.