

**205, 3910 23 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2249435**



**\$179,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Redwood                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 833 sq.ft.                         | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Stall                    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                            |                   |        |
|--------------------|----------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Hot Water       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Linoleum         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                          | <b>Condo Fee:</b> | \$ 411 |
| <b>Basement:</b>   | -                          | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Mixed                      | <b>Zoning:</b>    | R-50   |
| <b>Foundation:</b> | -                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Storage, Walk-In Closet(s) |                   |        |

**Inclusions:** Portable Air Conditioner

This condo is located in a great area on the Southside and is a short drive to the college (Lethbridge Polytechnic), big box stores, restaurants, grocery stores, and more. The very well maintained unit features a large living room with wood burning fireplace and access to your private, east facing balcony. The galley kitchen provides great functionality with the adjoining dining room being a great space to enjoy your meals. The spacious master/primary bedroom has a walk-thru closet with it's own sink. The second bedroom is of good size as well. Next to the 4 piece bathroom is a separate in-suite storage room with lots of shelving. New flooring was installed in most rooms in 2021. New fridge in 2024. This is an ideal investment for a student or a business professional. Although this is unit 205, it's on the same level as the main entrance way - no stairs once you're inside. With no age restrictions and being pet friendly (some restrictions), and having a security system, it's the ideal place to call home. You owe it to yourself to check this one out. Call your favourite REALTOR today to view it!!