

**231, 2020 32 Street S**  
**Lethbridge, Alberta**

**MLS # A2309512**



**\$275,000**

<b>Division:</b>	Redwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	711 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	6.17 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 488
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	C-S
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Storage, Vinyl Windows		

**Inclusions:** N/A

Welcome to this beautifully maintained one bedroom, one bathroom condo in a highly desirable 55+ adult living community, offering the perfect blend of comfort, convenience, security, and lifestyle. Ideal for buyers looking to simplify their day to day, downsize without compromise, or enjoy a more connected and low maintenance way of living, this home has been thoughtfully refreshed with new flooring and fresh paint, creating a clean, warm, and inviting space that is move in ready. The layout is practical and easy to enjoy, with a comfortable living area, a functional kitchen, and a cozy atmosphere that makes the unit feel like home from the moment you walk in. One of the biggest advantages of this property is the lifestyle offered within the building itself. Residents enjoy access to an impressive selection of amenities designed for relaxation, recreation, and social connection, including an indoor pool, hot tub, pool tables, recreation rooms, shuffleboard, a movie theatre, and more. Whether you want to stay active, meet neighbours, enjoy a quiet afternoon, or take part in the community atmosphere, this building offers far more than just a place to live. The unit also includes the added convenience of secure underground parking and a storage unit, and access to a community car wash, making everyday living easier through every season. For buyers who value independence, comfort, and peace of mind, this condo is an excellent opportunity to enjoy adult living in a well equipped building with amenities that support both privacy and connection. Whether you are looking to downsize, transition into a more manageable home, or find a welcoming community with great lifestyle features, this beautifully kept condo offers exceptional value and a wonderful place to call home