

**25, 3406 20 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2318681**



**\$249,900**

<b>Division:</b>	Redwood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	956 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	\$ 270
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-60
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows, Wood Counters		

**Inclusions:** See appliances, plus Shed.

Welcome to this nice end unit condo townhome in Palm Village that just had recent updates to flooring, kitchen, and some paint. Newer style windows. Roof budgeted to be replaced this year for all 5 townhomes in this row(units 21-25) according to Capital Replacement Reserve Fund. Main floor has large living room and eat-in kitchen. Upper level has 3 bedrooms & a full bathroom with tub/shower combo. Basement is undeveloped. Yard is fenced and because this is an end unit, there is parking for 2 vehicles and a shed on the side with alley access. Home is within walking distance to shopping amenities, public transit, Lakeview Elementary School, and parks. Condo Association takes care of common areas for snow and grass cutting. Exterior insurance and maintenance also included. Condo fees are \$270/month.