

**3, 222 Mayor Magrath Drive N
Lethbridge, Alberta**

MLS # A2326182



\$164,900

Division:	Westminster		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	720 sq.ft.	Age:	1969 (57 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Central, Hot Water, Radiant	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 549
Basement:	-	LLD:	-
Exterior:	See Remarks	Zoning:	R-75(W)
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Microwave - ALL AS IS

Welcome to this beautifully updated and well-maintained 2-bedroom, 1-bathroom condo in a convenient north Lethbridge location. Offering 740 sq. ft. of bright, functional living space, this apartment-style home is an excellent opportunity for first-time buyers, students, investors, or anyone looking to simplify with low-maintenance living. The living room features a comfortable dining area along side a spacious kitchen, while new durable vinyl plank flooring and updated vinyl windows add style, comfort, and energy efficiency throughout. The thoughtful floor plan includes two bedrooms, a full 4-piece bathroom, and a private balcony that's perfect for enjoying your morning coffee or relaxing at the end of the day. Ideally situated close to shopping, public transit, schools, and everyday amenities, this condo offers outstanding convenience and strong rental potential. With assigned parking and professional property management, you can enjoy peace of mind whether you're purchasing your first home, adding to your investment portfolio, or downsizing. Affordable, move-in ready, and in a great location—this is an opportunity you won't want to miss. Contact your favourite REALTOR® today to book your private showing.