



Anne French  
Your REALTOR®  
Love where you live.

403-894-9537  
anne@locknkeyrealty.ca

202, 3910 23 Avenue S  
Lethbridge, Alberta

MLS # A2327512



**\$159,900**

<b>Division:</b>	Redwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	842 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 395
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-50
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters		

**Inclusions:** Fridge, stove, dishwasher, microwave, window coverings

Meticulously maintained and move-in ready, this spacious 1-bedroom, 1-bathroom condo offers comfortable, low-maintenance living in a fantastic central south Lethbridge location. Conveniently situated close to shopping, restaurants, Lethbridge Polytechnic, parks, and countless other amenities, you'll love the accessibility this home provides. Inside, you'll find a bright and functional layout featuring a spacious kitchen complete with plenty of counterspace, ample cabinetry, and a designated dining area—perfect for everyday meals or entertaining. The large living room offers plenty of space to relax and features sliding patio doors leading to your private balcony, creating a wonderful spot to enjoy your morning coffee or unwind after a long day. The generously sized bedroom with large walk in closet and full bathroom complete this well-designed unit. Whether you're a first-time buyer, student, investor, or someone looking to downsize, this condo is the perfect fit for a single person or a couple. There are no age restrictions, and pets are welcome with condo board approval, making this an excellent option for a variety of lifestyles. The unit also includes one assigned parking stall for added convenience, and quick possession is available, allowing you to move in and start enjoying your new home sooner. Don't miss this fantastic opportunity—call your favourite REALTOR® today to book your private showing before it's gone!