

**309, 3910 23 Avenue S
Lethbridge, Alberta**

MLS # A2197891



\$177,000

Division:	Redwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	837 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Asphalt, Off Street		
Lot Size:	1.10 Acres		
Lot Feat:	-		

Heating:	Baseboard, Electric, Fireplace(s)	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 436
Basement:	-	LLD:	-
Exterior:	Glass	Zoning:	R-50
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Dining table and 2 dining chairs

A great investment opportunity or first time home buyer! A 2 bed 1 bath, beautiful 837 square foot condo. Good sized in unit storage room. A coat closet and linen closet. Primary bedroom has its own sink and mirror. The fireplace in the living room is gorgeous. The kitchen has a dishwasher. Floors are hardwood, carpet and luxury vinyl plank. Dining table and chairs are included! It has a balcony so you can enjoy the out of doors on nice days by just stepping out the door. The lot has mature trees. The location is ideal. Walking distance to shopping centres, grocery stores, restaurants, a bike path and bus stops. Call your agent today!