

# \$369,900 - 321, 20 3 Street S, Lethbridge

MLS® #A2212082

**\$369,900**

2 Bedroom, 2.00 Bathroom, 1,289 sqft

Residential on 3.50 Acres

Downtown, Lethbridge, Alberta

Grandview Village is an adult-only condo just steps from Park Place Mall! This quiet building offers an on-site property manager, the condo fees include almost everything (heat, electricity, maintenance, reserve fund contributions) and they have secure underground parking. This 2 bed, 2 bath third floor unit has been upgraded over the years and offers amazing coulee views from your enclosed sunroom! There's nearly 1,300 square feet of livable space with an open living, dining and kitchen area, in unit laundry, a huge primary suite and plentiful storage space. This building also has HUGE social areas with billiards room, library and more. This is a great move for those looking to live maintenance free!

Built in 1993

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212082    |
| Price          | \$369,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,289       |
| Acres          | 3.50        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Apartment   |



|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 321, 20 3 Street S |
| Subdivision | Downtown           |
| City        | Lethbridge         |
| County      | Lethbridge         |
| Province    | Alberta            |
| Postal Code | T1J 4P1            |

## Amenities

|                |                                                                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Picnic Area, Recreation Facilities, Snow Removal, Storage, Trash, Visitor Parking, Workshop |
| Parking Spaces | 1                                                                                                                                                          |
| Parking        | Stall, Underground                                                                                                                                         |

## Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters, Recreation Facilities, Storage                 |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Boiler, Natural Gas                                                                  |
| Cooling           | Wall Unit(s)                                                                                    |
| # of Stories      | 4                                                                                               |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Courtyard                        |
| Construction      | Brick, Mixed, Stucco, Wood Frame |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 71               |
| Zoning         | DC               |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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