

# \$365,000 - 109, 20 3 Street S, Lethbridge

MLS® #A2234980

## \$365,000

2 Bedroom, 2.00 Bathroom, 1,274 sqft

Residential on 3.50 Acres

Downtown, Lethbridge, Alberta

Welcome to Grandview Village, a 55+ adult-living community just steps from Park Place Mall and downtown Lethbridge. This beautifully updated 2-bedroom, 2-bath condo offers nearly 1,300 sq. ft. of bright, open living space. Enjoy the enclosed sunroom with stunning coulee and southwest sunset views—now featuring \$4,000 worth of brand new custom blinds for added comfort and style. Inside, you'll find in-unit laundry, and a spacious primary suite with dual closets and a private ensuite. Building amenities include a fitness center, woodshop, library, billiards room, party room, guest suite, and on-site property manager. Secure underground parking and storage included. Condo fees cover water, heat, electricity, and more. Maintenance-free living at its finest for that lock and leave lifestyle —sorry, no pets.

Built in 1993

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2234980  |
| Price          | \$365,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,274     |
| Acres          | 3.50      |
| Year Built     | 1993      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 109, 20 3 Street S |
| Subdivision | Downtown           |
| City        | Lethbridge         |
| County      | Lethbridge         |
| Province    | Alberta            |
| Postal Code | T1J 4P1            |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Fitness Center, Parking, Recreation Facilities, Workshop |
| Parking Spaces | 1   |
| Parking        | Stall, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters, Open Floorplan, Storage, Recreation Facilities  |
| Appliances        | Dishwasher, Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Water Softener |
| Heating           | Baseboard, Boiler, Natural Gas   |
| Cooling           | None   |
| # of Stories      | 4  |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Balcony    |
| Roof              | Other      |
| Construction      | Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 12              |
| Zoning         | DC              |

### Listing Details

|                |  |
|----------------|--|
| Listing Office | Century 21 Foothills South Real Estate |
|----------------|--|

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