

**15, 3440 23 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2241294**



**\$148,000**

<b>Division:</b>	Redwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	709 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	1.14 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 422
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-50
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Storage		

**Inclusions:** Call seller directly

Top-floor corner unit in a well-maintained and professionally-managed building. This one-bedroom unit features a covered balcony with views into the interior courtyard. Unit Details: This one-bedroom corner suite is located on the top floor and features a covered balcony overlooking the interior courtyard. The corner positioning provides enhanced natural light throughout the unit, and there's an additional storage room included with the suite. Location: The building is located on 23rd Avenue S in an established residential neighborhood, offering convenient access to shopping, dining, and transportation while maintaining a quiet street setting. Building Amenities: The building features professional condo management and well-maintained common areas within a secure building environment. Residents can enjoy mature landscaping and a peaceful courtyard setting. The combination of top-floor corner positioning, quality building management, and desirable location makes this unit an excellent ownership opportunity.