

\$265,000 - 307, 20 3 Street S, Lethbridge

MLS® #A2126392

\$265,000

2 Bedroom, 2.00 Bathroom, 1,256 sqft

Residential on 3.50 Acres

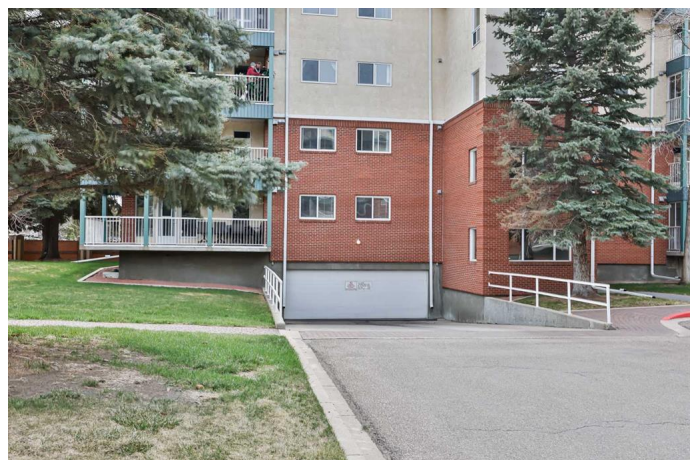
Downtown, Lethbridge, Alberta

Welcome to Unit 307 at Grandview Village, an exclusive 55+ community that combines the best of comfort, convenience, and lifestyle amenities. Nestled close to the heart of the downtown area, residents enjoy the luxury of being just a stone's throw away from the shopping mall, movie theatre, and a variety of restaurants in the food court and downtown.

Perched on the third floor, this spacious two-bedroom, two-bathroom unit boasts a large, enclosed private patio complete with blinds, providing an ideal spot for relaxation, and tackling your next puzzle! The windows bathes the living spaces in natural light, offering nice views of the large mature trees that surround the patio.

Recent upgrades include new vinyl flooring and plush carpeting in the living room, adding a fresh update to the home. But what truly sets Grandview Village apart is its wealth of amenities designed to enrich your lifestyle. Stay active in the fitness center, explore your creative side in the woodshop, enjoy your favorite books in the library, host memorable gatherings in the party room, and accommodate your guests comfortably in the available guest suite.

Included with your purchase is an assigned parking stall in a heated underground garage, complete with additional storage space in front of the stall and another locked storage unit for



your exclusive use. The fees cover yard maintenance, reserve fund contributions, parking, heating, electricity, and water, leaving you with only your phone/Internet and cable bill to manage.

This well maintained condo is ready to welcome its next owner. Don't miss out on this opportunity to embrace a lifestyle of ease and convenience at Grandview Village.

Call your favorite realtor today to schedule a tour and experience the charm of Unit 307 for yourself!

Built in 1993

Essential Information

MLS® #	A2126392
Price	\$265,000
Sold Price	\$265,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,256
Acres	3.50
Year Built	1993
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	307, 20 3 Street S
Subdivision	Downtown
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 4P1

Amenities

Amenities	Community Gardens, Elevator(s), Fitness Center, Party Room, Picnic Area, Recreation Room, Secured Parking, Storage, Visitor Parking, Workshop
Parking Spaces	1
Parking	Off Street, Underground

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Pantry
Appliances	Built-In Oven, Built-In Range, Dishwasher, Freezer, Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings
Heating	Hot Water
Cooling	Wall Unit(s)
# of Stories	1

Exterior

Exterior Features	Balcony
Construction	Brick, Stucco

Additional Information

Date Listed	April 29th, 2024
Date Sold	June 21st, 2024
Days on Market	53
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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