

# \$153,000 - 3, 3440 23 Avenue S, Lethbridge

MLS® #A2204566

**\$153,000**

1 Bedroom, 1.00 Bathroom, 736 sqft  
Residential on 1.14 Acres

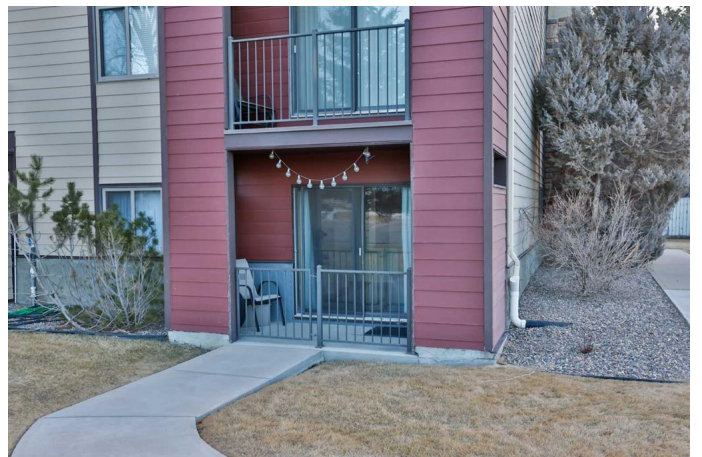
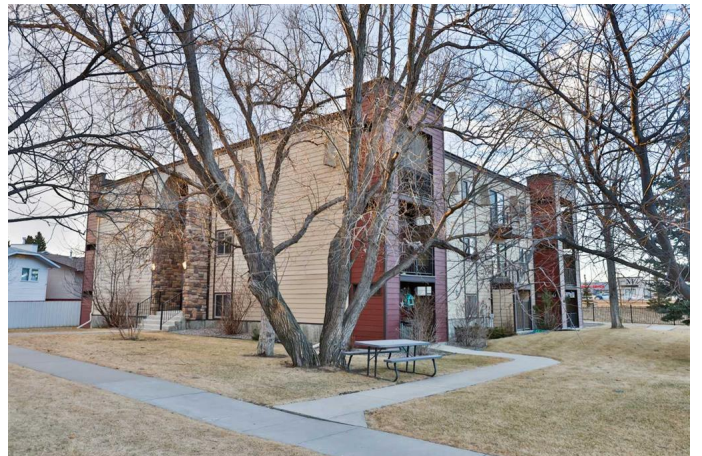
Lakeview, Lethbridge, Alberta

This extremely well maintained bright main floor corner unit is ready for it's new owner! Through the front door you'll immediately notice pride of ownership in this turn key one bedroom one bathroom unit. This unit features a good size living room with access to your private patio area where you'll love to sit and enjoy the day, and even watch the deer roam by! The dining room is a great size with enough room to host your family and friends. One bedroom and a four piece bathroom as well as plenty of storage space nicely finish off this space. The condo fees include everything but electricity, and your assigned parking spot is in the best location super close to the front door. You simply cannot beat the location of this unit. It's a short walk to shopping, parks, groceries, bus stops, and restaurants. Call your REALTOR® and get in here before this one gets snatched up!

Built in 1980

## Essential Information

MLS® #	A2204566
Price	\$153,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	736
Acres	1.14
Year Built	1980



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

### **Community Information**

Address	3, 3440 23 Avenue S
Subdivision	Lakeview
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4K4

### **Amenities**

Amenities	Laundry, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Built-in Features, Storage
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	3

### **Exterior**

Exterior Features	Other
Construction	Brick, Concrete

### **Additional Information**

Date Listed	March 22nd, 2025
Days on Market	11
Zoning	R-50

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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