

\$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 | 16 |
| Zoning | DC |

Listing Details

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