

# \$149,000 - 15, 3440 23 Avenue S, Lethbridge

MLS® #A2241294

## \$149,000

1 Bedroom, 1.00 Bathroom, 709 sqft

Residential on 1.14 Acres

Redwood, Lethbridge, Alberta

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.

Built in 1980

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2241294          |
| Price          | \$149,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 709               |
| Acres          | 1.14              |
| Year Built     | 1980              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 15, 3440 23 Avenue S |
| Subdivision | Redwood              |
| City        | Lethbridge           |
| County      | Lethbridge           |
| Province    | Alberta              |
| Postal Code | T1K 4K4              |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Parking, Storage, Coin Laundry |
| Parking Spaces | 1                              |
| Parking        | Assigned, Stall                |

### Interior

|                   |                      |
|-------------------|----------------------|
| Interior Features | See Remarks, Storage |
| Appliances        | See Remarks          |
| Heating           | Baseboard            |
| Cooling           | None                 |
| # of Stories      | 3                    |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Concrete        |
| Foundation        | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 13              |
| Zoning         | R-50            |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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