

# \$159,900 - 2, 2240 Mayor Magrath Drive S, Lethbridge

MLS® #A2230371

**\$159,900**

1 Bedroom, 1.00 Bathroom, 629 sqft

Residential on 0.22 Acres

Agnes Davidson, Lethbridge, Alberta

Attention First-Time Buyers, Investors, or Students! Welcome to this freshly painted, bright and well-maintained 1-bedroom, 1-bathroom condo located in a highly desirable area—just steps from shopping, dining, the VisitLethbridge.com Arena, and Lethbridge Polytechnic. Situated on the lower level of a quiet 6-unit building, this unit offers a spacious bedroom with a massive walk-in closet, a comfortable living area, and plenty of natural light. Additional features include a dedicated parking stall with a power outlet—perfect for winter months, convenient coin-operated laundry just outside your door and extra storage space for added functionality. With nearby bus stops and easy access to major roadways, this location combines comfort, convenience, and value. Whether you're starting out, studying, or seeking a smart investment—this condo checks all the boxes.

Built in 1970

## Essential Information

MLS® #	A2230371
Price	\$159,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	629
Acres	0.22
Year Built	1970



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

### Community Information

Address	2, 2240 Mayor Magrath Drive S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 2S4

### Amenities

Amenities	Parking, Storage, Coin Laundry
Parking Spaces	1
Parking	Off Street, Parking Lot, Plug-In

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
# of Stories	2

### Exterior

Exterior Features	Storage
Roof	Flat
Construction	Brick, Concrete

### Additional Information

Date Listed	June 12th, 2025
Days on Market	1
Zoning	R-75

### Listing Details

Listing Office	Initia Real Estate
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.