

# \$178,500 - 26, 3440 23 Avenue S, Lethbridge

MLS® #A2252368

**\$178,500**

2 Bedroom, 1.00 Bathroom, 855 sqft

Residential on 1.14 Acres

Redwood, Lethbridge, Alberta

This freshly painted 2 bedroom condominium boasts a spacious floorplan, 2 parking stalls, balcony, new flooring, a new stove and in unit storage. With no one living above this quiet condo is the perfect home for first-time home buyers, retirees looking to travel, students and revenue seekers. Another great benefit is that most utilities are included in the condo fees. All you'll need to add is internet/cable and electrical. Go ahead and sell your lawnmower and shovel, as that's included as well. The location is great with quick access to shopping, restaurants, bus stops, Lethbridge Polytechnic, and the visitlethbridge.com Arena. This condo is easy to view, book your private viewing today!

Built in 1980

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2252368          |
| Price          | \$178,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 855               |
| Acres          | 1.14              |
| Year Built     | 1980              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 26, 3440 23 Avenue S |
| Subdivision | Redwood              |
| City        | Lethbridge           |
| County      | Lethbridge           |
| Province    | Alberta              |
| Postal Code | T1K 4K4              |

## Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Trash, Visitor Parking, Laundry |
| Parking Spaces | 2                               |
| Parking        | Off Street, Stall               |

## Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, See Remarks |
| Appliances        | Other                                                           |
| Heating           | Hot Water                                                       |
| Cooling           | None                                                            |
| # of Stories      | 3                                                               |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Construction      | Mixed   |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 17                  |
| Zoning         | R-50                |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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