

\$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, Recreation Facilities, Storage
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	7
Zoning	DC

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® 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.