

# \$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	18
Zoning	R-50

## **Listing Details**

Listing Office	Honestdoor Inc.
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