

# \$375,000 - 321, 20 3 Street S, Lethbridge

MLS® #A2212082

## \$375,000

2 Bedroom, 2.00 Bathroom, 1,289 sqft  
Residential on 3.50 Acres

Downtown, Lethbridge, Alberta

Grandview Village is an adult-only condo just steps from Park Place Mall! This quiet building offers an on-site property manager, the condo fees include almost everything (heat, electricity, maintenance, reserve fund contributions) and they have secure underground parking. This 2 bed, 2 bath third floor unit has been upgraded over the years and offers amazing coulee views from your enclosed sunroom! There's nearly 1,300 square feet of livable space with an open living, dining and kitchen area, in unit laundry, a huge primary suite and plentiful storage space. This building also has HUGE social areas with billiards room, library and more. This is a great move for those looking to live maintenance free!

Built in 1993

### Essential Information

MLS® #	A2212082
Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,289
Acres	3.50
Year Built	1993
Type	Residential
Sub-Type	Apartment



Style Single Level Unit  
Status Active

### Community Information

Address 321, 20 3 Street S  
Subdivision Downtown  
City Lethbridge  
County Lethbridge  
Province Alberta  
Postal Code T1J 4P1

### Amenities

Amenities Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Snow Removal, Storage, Trash, Visitor Parking, Picnic Area, Recreation Facilities, Workshop  
Parking Spaces 1  
Parking Stall, Underground

### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Granite Counters, Recreation Facilities, Storage  
Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Wall/Window Air Conditioner  
Heating Baseboard, Boiler, Natural Gas  
Cooling Wall Unit(s)  
# of Stories 4

### Exterior

Exterior Features Courtyard  
Construction Brick, Mixed, Stucco, Wood Frame

### Additional Information

Date Listed April 15th, 2025  
Days on Market 11  
Zoning DC

### Listing Details

Listing Office Grassroots Realty Group

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 MLSÂ®, Multiple Listing ServiceÂ® 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.