

# \$244,900 - 312, 20 3 Street S, Lethbridge

MLS® #A2263741

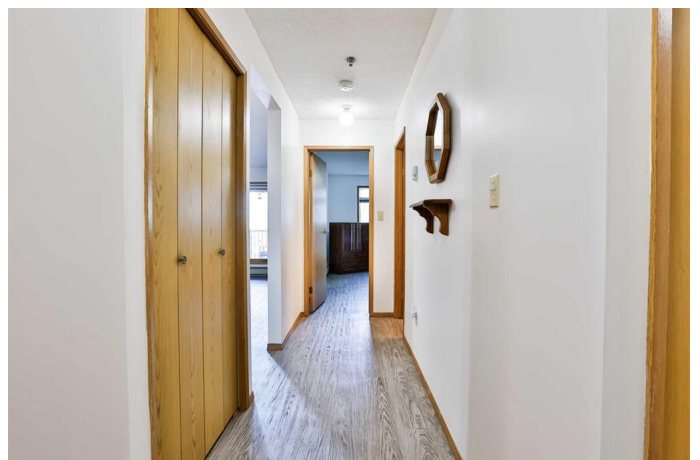
**\$244,900**

1 Bedroom, 1.00 Bathroom, 726 sqft

Residential on 0.00 Acres

Downtown, Lethbridge, Alberta

Imagine starting your day on your balcony, overlooking the peaceful courtyard at Grandview Village. Just steps from Park Place Mall and downtown Lethbridge, this 55+ adult-living condo offers the best of convenience and community. Inside, youâ€™ll find a bright and welcoming home with newer flooring, paint, in-unit laundry, and a spacious primary suite designed for comfort. Located close to the elevator and just down from the leisure hall, where friends gather for billiards, darts and shuffle board, life here is about more than your own four walls. From a well-equipped fitness centre and woodshop to a cozy library, and community hall for gatherings, thereâ€™s always something to enjoy. Out-of-town guests? A convenient guest suite is available, along with the peace of mind that comes from an on-site property manager. Secure underground parking with a heated stall, extra storage, and elevator access make daily living easy. Condo fees cover your utilities, so you can truly embrace a maintenance-free, lock-and-leave lifestyle. Sorry, no pets.



Built in 1993

## Essential Information

MLS® # A2263741

Price \$244,900

Bedrooms 1

Bathrooms	1.00
Full Baths	1
Square Footage	726
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	312, 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, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Garbage Chute, Workshop
Parking Spaces	1
Parking	Parkade, Stall, Underground

### Interior

Interior Features	Ceiling Fan(s), Open Floorplan
Appliances	See Remarks
Heating	Boiler
Cooling	Wall Unit(s)
# of Stories	4

### Exterior

Exterior Features	None
Construction	Stucco

### Additional Information

Date Listed	October 10th, 2025
Zoning	DC

**Listing Details**

Listing Office                    RE/MAX REAL ESTATE - LETHBRIDGE

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.