

2, 2240 Mayor Magrath Drive S  
Lethbridge, Alberta

MLS # A2230371

**\$159,900**



<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	629 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Lot, Plug-In		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 285
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	R-75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

Attention First-Time Buyers, Investors, or Students! Welcome to this freshly painted, bright and well-maintained 1-bedroom, 1-bathroom condo located in a highly desirable area—just steps from shopping, dining, the VisitLethbridge.com Arena, and Lethbridge Polytechnic. Situated on the lower level of a quiet 6-unit building, this unit offers a spacious bedroom with a massive walk-in closet, a comfortable living area, and plenty of natural light. Additional features include a dedicated parking stall with a power outlet—perfect for winter months, convenient coin-operated laundry just outside your door and extra storage space for added functionality. With nearby bus stops and easy access to major roadways, this location combines comfort, convenience, and value. Whether you're starting out, studying, or seeking a smart investment—this condo checks all the boxes.