



**GRASSROOTS**  
REALTY GROUP

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617, 5 Berkeley Place W  
Lethbridge, Alberta

MLS # A2314109



**\$215,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Varsity Village                    |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Penthouse                |        |                   |
| Size:     | 1,061 sq.ft.                       | Age:   | 1982 (44 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Off Street                         |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

Heating: Baseboard

Floors: Laminate

Roof: -

Basement: -

Exterior: Concrete

Foundation: Poured Concrete

Features: Elevator, Pantry

Water: -

Sewer: -

Condo Fee: \$ 708

LLD: -

Zoning: R-150

Utilities: -

**Inclusions:** two tables, couch, love seat, coffee table, tv, tv stand, desk, two mattresses (new) and two box springs

Looking for an affordable condo with incredible views and strong investment potential? This bright and spacious Pent House 2-bedroom end-unit condo is located directly across from the University of Lethbridge, making it an excellent opportunity for investors, students, first-time buyers, or anyone looking for convenient west-side living. Situated on the 6th floor, this unit offers over 1,000 sq. ft. of living space filled with natural light. Features include updated laminate flooring throughout, new appliances, a functional galley kitchen, a spacious open-concept living and dining area, extra storage space, and a private balcony with breathtaking views. Surrounded by beautiful walking and bike trails and located close to shopping, restaurants, transit, and other amenities, this property offers both lifestyle and convenience. Bonus: All furniture is included, creating a fantastic turnkey investment or move-in-ready opportunity. If the Buyer prefers the unit unfurnished, furniture removal can be arranged. Affordable, bright, and perfectly located &mdash; this is a great opportunity to own a spacious condo in one of West Lethbridge's most convenient locations. Contact your favourite REALTOR® to book a showing today!