



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

619, 5 Berkeley Place W
Lethbridge, Alberta

MLS # A2316666



\$225,000

Division:	Varsity Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	772 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	1.09 Acres		
Lot Feat:	-		

Heating:	Hot Water
Floors:	Tile, Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Concrete
Foundation:	-
Features:	Breakfast Bar

Water:	-
Sewer:	-
Condo Fee:	\$ 529
LLD:	-
Zoning:	R-150
Utilities:	-

Inclusions: All furniture and items in unit

Opportunity awaits in this fully renovated top floor condo located directly across from the University of Lethbridge. Whether you're a student, investor, or first time buyer, this one checks every box! Featuring 2 bedrooms and 1 bathroom, this bright west facing unit has been completely updated with a new kitchen, new bathroom, new appliances, paint, closets & new flooring throughout. Move in ready and fully furnished and stocked — nothing left to do but enjoy it! Step out onto the large private balcony and take in stunning views of Nicholas Sheran Park. Condo fees include all utilities except electricity and internet — making ownership simple and affordable. Ideally situated steps from campus, shopping and amenities. Fully furnished. Top floor. Views. Priced at \$225,000.