



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

24, 5 Acadia Road W  
Lethbridge, Alberta

MLS # A2324730



**\$239,900**

|           |                              |        |                   |
|-----------|------------------------------|--------|-------------------|
| Division: | Varsity Village              |        |                   |
| Type:     | Residential/Four Plex        |        |                   |
| Style:    | Bi-Level                     |        |                   |
| Size:     | 513 sq.ft.                   | Age:   | 1976 (50 yrs old) |
| Beds:     | 2                            | Baths: | 1                 |
| Garage:   | Stall                        |        |                   |
| Lot Size: | 5.25 Acres                   |        |                   |
| Lot Feat: | Backs on to Park/Green Space |        |                   |

|             |                                 |            |        |
|-------------|---------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas         | Water:     | -      |
| Floors:     | Carpet, Vinyl, Vinyl Plank      | Sewer:     | -      |
| Roof:       | Asphalt Shingle                 | Condo Fee: | \$ 290 |
| Basement:   | Full                            | LLD:       | -      |
| Exterior:   | Composite Siding                | Zoning:    | R-75   |
| Foundation: | Poured Concrete                 | Utilities: | -      |
| Features:   | Ceiling Fan(s), Pantry, Storage |            |        |

**Inclusions:** Dishwasher, Refrigerator, Stove, Stacked Washer and Dryer, Window coverings including curtains, rods, and blinds, ceiling fans, OTR Microwave

Welcome to Unit 24, 5 Acadia Road West &mdash; a bright, move-in ready 2-bedroom, 1-bath condo perfectly positioned directly across from the university, making it an outstanding choice for students or investors seeking strong rental demand. Many of the major updates were completed in 2017, highlighted by a beautifully renovated kitchen with ceiling-height cabinets, tile backsplash, stainless steel sink, and stainless steel appliances. The home features new lights throughout, durable vinyl plank flooring through the main living areas including stairs to the lower level, two generous bedrooms, a modern bathroom and convenient stacked laundry downstairs. Practical upgrades include a dishwasher replaced in 2024 and a hot water tank replaced in 2021. Extras include a Nest/Wi-Fi thermostat, one assigned parking stall plus a second leased stall, and low-maintenance condo living with exterior upkeep handled by the corporation. This home has turnkey appeal and an unbeatable location steps from campus, this unit delivers excellent revenue potential or the perfect, effortless student residence.