



GRASSROOTS
REALTY GROUP

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13, 5 Acadia Road W
Lethbridge, Alberta

MLS # A2326930



\$224,900

Division:	Varsity Village		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	463 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	5.25 Acres		
Lot Feat:	Landscaped, Open Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 290
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Primary Downstairs		

Inclusions: Fridge, Stove, Dishwasher, Washer, and Dryer

Welcome to 5 Acadia Rd W #13, this nicely kept unit is ready for new owners. Close proximity to the university allows for a quick walk to all amenities, including stores, restaurants and as mentioned the university. Take a look today before it is too late!