



GRASSROOTS
REALTY GROUP

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**32 Lemoyne Crescent W
Lethbridge, Alberta**

MLS # A2328584



\$439,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,094 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions:	None
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Welcome to 32 Lemoyne Crescent W! This spacious 5-bedroom, 2-bathroom bungalow is perfect for growing families, multi-generational living, or those looking for suite potential. The main floor features a traditional layout with a cozy living room, a bright kitchen with a dedicated dining area, 3 comfortable bedrooms, and a full 4-piece bathroom. Downstairs, a separate side entrance leads to a massive, fully finished basement. Here you’ll find a huge recreation room perfect for movie nights, 2 additional bedrooms, a private office, a second 4-piece bath, and a dedicated laundry room. Outside, enjoy a large backyard with low-maintenance landscaping—perfect for relaxing without the weekend chore list. Parking is a breeze with a double detached garage in the back and a convenient front driveway. Don't miss out on this versatile property with endless options. Call your agent and schedule your private showing today!