



GRASSROOTS
REALTY GROUP

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22, 5 Acadia Road W
Lethbridge, Alberta

MLS # A2329939



\$239,900

Division:	Varsity Village		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	514 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	5.25 Acres		
Lot Feat:	Other		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 290
LLD:	-
Zoning:	R-75
Utilities:	-

Inclusions: Fridge, Stove, Built-in Dishwasher, Hood Fan, Washer, Dryer, Clothes Rack in Basement Bedroom, Shelving in Bedroom, TV and Wall Mount in Living Room, 3 Wall Shelving Units, Key Shelf by the Front Door, All Window Coverings

Welcome to this well maintained 2 bedroom, 1 full (5-piece) bathroom condominium located in a desirable fourplex at 5 Acadia Rd W., offering one of the best locations in the complex. As the closest unit to the University of Lethbridge, you'll enjoy unmatched convenience with an easy walk to campus and significantly less hassle when it comes to parking with no need to rent additional parking or park blocks away. The updated kitchen features modern finishes and includes a built-in dishwasher for added convenience. All major appliances are included, including the fridge, stove, washer, and dryer, making this home move-in ready. The functional layout offers a bright main floor with the living room opening onto a private balcony and is perfect for enjoying your morning coffee or relaxing outdoors. The lower level is home to both bedrooms, the spacious 5-piece bathroom, and the laundry area, providing a practical separation between living and sleeping spaces. This unit comes with one assigned parking stall and two parking passes, offering flexibility for residents and guests. Pet lovers will appreciate that pets are permitted with board approval. Whether you're a first-time buyer, student, investor, or someone looking for a low-maintenance home in an unbeatable location, this condo offers exceptional value just steps from the University of Lethbridge.