



GRASSROOTS
REALTY GROUP

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43, 55 Lemoyne Crescent W
Lethbridge, Alberta

MLS # A2330868



\$250,000

Division:	Varsity Village		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,013 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Lawn, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-100
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage, Track Lighting		

Inclusions:	N/A
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This West Lethbridge townhouse unit has an unbeatable location with a shared greenspace right out the back door and walking paths leading to Nicholas Sheeran Park, The University of Lethbridge, shopping centers, schools, and local businesses! With three bedrooms and two bathrooms, this unit is comfortable and convenient. Stepping inside, you'll find a kitchen and dining room. Down the hall, a large living area provides access to the rear porch which leads down into a shared green space. Upstairs, three bedrooms and one four-piece bath make this property an ideal starter home or as an addition to a rental portfolio. Downstairs, an office space and three-piece bath provide plenty of room to spread out and customize the layout to your needs. If a West Lethbridge condo unit with a smart layout nearby to plenty of amenities sounds like the place for you, give your REALTOR[®]; a call and book a showing today!