



GRASSROOTS
REALTY GROUP

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36, 55 Lemoyne Crescent W
Lethbridge, Alberta

MLS # A2334088



\$245,000

Division:	Varsity Village		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,100 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	4.04 Acres		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-100
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions:	N/A
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Fantastic opportunity for first-time buyers, students, parents looking to invest for university-aged children, or savvy investors. This affordable 3-bedroom, 2-bathroom townhouse is ideally located just minutes from the University of Lethbridge, public transit, shopping, parks, and everyday amenities. The functional layout offers comfortable living with main floor featuring a spacious living room, dining area, and practical kitchen. Upstairs you'll find three bedrooms and a full bathroom, while the lower level adds a second bathroom and flexible space that could easily serve as a family room, home office, or be converted into a fourth bedroom, creating even greater rental potential. Outside, enjoy your private deck overlooking a mature green space—perfect for relaxing or entertaining. With low-maintenance living and an excellent location, this property offers outstanding value whether you're entering the housing market or expanding your investment portfolio. Highlights: 3 bedrooms with potential for a 4th bedroom in the basement 2 full bathrooms Excellent opportunity for first-time buyers or investors Strong rental potential near the University of Lethbridge Private deck overlooking green space Convenient access to transit, shopping, schools, and amenities Affordable townhouse living with room to add value This is a great opportunity to build equity while enjoying a location that continues to be in demand with students, young professionals, and families alike. Some photos have been enhanced with AI staging.