



GRASSROOTS
REALTY GROUP

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**53, 55 Lemoyne Crescent W
Lethbridge, Alberta**

MLS # A2346278

\$219,900

Division:	Varsity Village		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	969 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	4.04 Acres		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 305
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-100
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s)		

Inclusions: Storage shed on back deck

Welcome to #53, 55 Lemoyne Crescent West — a convenient and affordable option just a short walk from the University of Lethbridge. Whether you're a student, first-time buyer, couple, or small family, this home offers a functional layout with plenty of usable living space. Upstairs you'll find two spacious bedrooms, including a generous primary bedroom with dual closets and a built-in desk or study area. The developed basement adds even more flexibility with a second bathroom, an enlarged renovated window that brings in additional natural light, and a versatile bonus room currently being used as a third bedroom. Recent updates include a furnace & AC in 2022. With immediate possession available, this home is ready for its next owner to move in and make it their own.