



GRASSROOTS
REALTY GROUP

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**22, 55 Lemoyne Crescent W
Lethbridge, Alberta**

MLS # A2214991



\$245,900

Division:	Varsity Village		
Type:	Residential/Other		
Style:	2 Storey		
Size:	997 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	4.04 Acres		
Lot Feat:	Landscaped		

Heating:	Forced Air
Floors:	Carpet, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete, See Remarks
Features:	No Animal Home, See Remarks, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 280
LLD:	-
Zoning:	R-100
Utilities:	-

Inclusions: deep freeze

Renovated, newer kitchen, vinyl plank & carpet, fully developed with 2nd 4pc bathroom, laundry & den. West River Heights is professionally managed, excellent financial statements, remember you are not just investing in a home your are investing in a community, do your due diligence, we can answer any and all condo related questions. Condo fees \$280, incld; professional management, insurance, exterior maintenance, replacement of windows/doors, yard and snow care and more. OPEN for viewing 24/7 via virtual tour, super easy to schedule viewings being vacant. What are you waiting for?