



GRASSROOTS
REALTY GROUP

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**40, 55 Lemoyne Crescent W
Lethbridge, Alberta**

MLS # A2217116

\$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	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 280
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-100
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: n/a

Affordable living with special features, just a couple blocks from Nicholas Sheran Park, Recreation Complex, water park, shopping and the U of I to mention a few. Upgraded home in excellent condition, east facing (protected rear deck). 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. Super easy to schedule viewings being vacant. What are you waiting for?