



**GRASSROOTS**  
REALTY GROUP

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**429, 21 Berkeley Place W  
Lethbridge, Alberta**

**MLS # A2229609**



**\$169,950**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	778 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 459
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-150
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Dishwasher, Electric Stove, Refrigerator, Window Coverings

Welcome to this bright, spacious, and well-maintained 2-bedroom apartment—ideally located just across the street from the University of Lethbridge! Step inside and enjoy the abundance of natural light that fills the open-concept living area, creating a warm and inviting space. As an end unit, you'll benefit from added privacy with neighbors on only one side—a rare bonus! The kitchen features plenty of storage, perfect for everyday living or entertaining guests. Both bedrooms are generously sized, offering comfort and flexibility for relaxation, work, or study. This unit is located in a clean, secure, and well-managed building that has seen several recent upgrades for added peace of mind, including: A brand-new roof (2024) Upgraded elevators (2022–2023) Fresh flooring and paint in the hallways and lobby (2020) With convenient access to public transportation, the university, shopping, dining, parks, and beautiful walking trails, this location is ideal for students, professionals, or anyone seeking an active, connected lifestyle. Don't miss your chance to live in the heart of West Lethbridge with everything you need at your doorstep. Call your favorite REALTOR® today to book a private showing—this one won't last long!