



GRASSROOTS
REALTY GROUP

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**115 Lemoyne Crescent W
Lethbridge, Alberta**

MLS # A2231805



\$480,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,629 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: Hot Tub

Welcome to your perfect family home in the heart of Varsity Village! This beautifully maintained 4-bedroom, 3.5-bathroom two-story home is nestled in a charming, mature neighborhood just minutes from the University of Lethbridge and a short walk to Nicholas Sheran Park. Designed for both everyday living and entertaining, the main floor offers a well-thought-out layout with spacious living areas, sleek quartz countertops, and stylish vinyl flooring throughout. A striking custom open staircase adds a modern statement while enhancing the open feel of the home. Upstairs, you'll find all four bedrooms, including a generous primary suite complete with its own private ensuite. Whether you're hosting friends or spending a quiet evening in, this home delivers comfort and style. Cozy up by the wood-burning fireplace in the family room, or relax in the secluded backyard hot tub under the stars. Located on a quiet, low-traffic street, this move-in-ready home is well loved, full of charm, and ready for new memories.