



GRASSROOTS
REALTY GROUP

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**65, 55 Lemoyne Crescent W
Lethbridge, Alberta**

MLS # A2236765



\$249,500

Division:	Varsity Village		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,004 sq.ft.	Age:	1984 (41 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Paved, Plug-In, Stall		
Lot Size:	4.04 Acres		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 280
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-100
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove

Affordable opportunity to break into the market, or add a nice piece of revenue property to your retirement plans? No matter what the need, this condo will work! Numerous upgrades in the past 2 months include all floor coverings, paint and fixtures. Other updates over the years include bathroom, doors, windows, tile and more. This 3-bedroom, townhouse-style unit is truly move-in ready and priced to sell! Located just a short walk from the University of Lethbridge, Nicholas Sheran Lake, grocery stores, restaurants, parks, and pubs. Call your favorite REALTOR today for a private viewing.