



GRASSROOTS
REALTY GROUP

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212, 5 Berkeley Place W
Lethbridge, Alberta

MLS # A2237315



\$189,900

Division:	Varsity Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	850 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	1.09 Acres		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 520
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R-150
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Welcome to your new home! This bright and well-maintained 2-bedroom, 1-bathroom apartment offers the perfect blend of comfort, convenience, and location. Ideally situated within walking distance to the University of Lethbridge, this is a fantastic opportunity for students, first-time buyers, or savvy investors. Step inside and discover a thoughtfully designed layout with spacious in-unit storage—a rare and valuable feature. The open-concept living and dining area is filled with natural light, creating a warm and inviting atmosphere. The kitchen is well-equipped and functional, with ample cabinetry and prep space. Both bedrooms are generously sized and offer great closet space. The updated bathroom is clean and modern, and you’ll love having everything you need right at your fingertips. Close to shopping, transit, parks, and campus amenities. Whether you’re looking for a low-maintenance home or an investment property near the university, this apartment checks all the boxes.