



GRASSROOTS
REALTY GROUP

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**50, 55 Lemoyne Crescent
Lethbridge, Alberta**

MLS # A2241474



\$275,777

Division:	Varsity Village		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,083 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 280
LLD:	-
Zoning:	R-100
Utilities:	-

Inclusions: N/A

Welcome to #55, 50 Lemoyne Crescent — a spacious and freshly updated townhome ideal for investors or growing families! Featuring 5 bedrooms and 2 full bathrooms, including a recently renovated upper bath, this home offers incredible flexibility and value. Enjoy the fresh new paint, all brand new carpets (finishing getting installed) and an abundance of natural light in every room. Conveniently located just minutes from the University of Lethbridge, shopping, parks, and scenic walking paths — this property combines comfort, location, and lifestyle. Don't miss out on this rare find!