



GRASSROOTS
REALTY GROUP

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**47, 55 Lemoyne Crescent W
Lethbridge, Alberta**

MLS # A2241781



\$254,900

Division:	Varsity Village		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,083 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

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

Inclusions: Wall Mount in Kitchen, Wall Mount in Master

Amazing 4 bedroom townhome near the university! Great layout, newer appliances, furnace and air conditioning. Located just a short walk to the university, parks, recreation, and shopping, this property is in a highly desirable location. Whether you're looking for a solid investment or a comfortable place to call home, this townhouse is a must-see!