



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**6, 55 Lemoyne Crescent W
Lethbridge, Alberta**

MLS # A2273588



\$239,900

Division:	Varsity Village		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,108 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	4.04 Acres		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 280
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-100
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Experience modern living in this beautifully renovated 2-storey condo, perfectly situated near Nicholas Sheran lake and the university. Featuring 3 bedrooms and 1 fullbathroom, this home offers comfort and convenience. The newly upgraded kitchen boasts contemporary finishes, and updating flooring throughout. Whether you're a family, a student, or a professional, this tastefully updated condo provides the ideal blend of style and practicality in a prime location.