



**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.