



**GRASSROOTS**  
REALTY GROUP

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**16, 55 Lemoyne Crescent W  
Lethbridge, Alberta**

**MLS # A2278500**



**\$255,000**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	967 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 280
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Laminate Counters		

**Inclusions:** Refrigerator, Electric Range, Dryer, Washer

Experience the perfect blend of style and convenience in this END UNIT beautifully renovated two-storey townhome. Ideally situated just steps from the scenic Nicholas Sheran Lake and the University of Lethbridge, this home offers a lifestyle of ease. The main level welcomes you with new, high-end flooring that flows through an inviting layout, while the upper level features two massive bedrooms and a masterfully renovated bathroom with sleek, modern finishes. Beyond the cosmetic refreshments, this home offers true peace of mind with major mechanical and structural upgrades, including a newly added full bathroom in the basement, a brand-new furnace, and a new hot water heater. Completely move-in-ready, this stylish, low-maintenance condo is an exceptional find for families, students, or professionals looking to plant roots in one of Lethbridge's most desirable locations.