



16, 55 Lemoyne Crescent W  
Lethbridge, Alberta

MLS # A2278500

**\$255,000**



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

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