



**55, 5 Acadia Road W
Lethbridge, Alberta**

MLS # A2300979



\$225,000

Division:	Varsity Village		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	510 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	5.25 Acres		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 290
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: window coverings

Students, Investors, and all... come check out this fantastic 2 bedroom Condo just steps from the university! Save yourself the money and effort by enjoying the already updated flooring, lighting, windows, Kitchen cabinets and counter tops, Bathroom updates, as well as updates to the furnace and hot water tank! Besides being across the street from the U of L, you are also close to other amenities such as shopping, restaurants, bike paths, leisure centres and more! Great space and a great place to call home!