



**529, 21 Berkeley Place W
Lethbridge, Alberta**

MLS # A2130444



\$149,500

Division:	Varsity Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	777 sq.ft.	Age:	1982 (42 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Guest, Off Street		
Lot Size:	1.57 Acres		
Lot Feat:	City Lot, Few Trees, Private		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 386
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R-150
Foundation:	Slab	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, range hood, dishwasher, 2 building keys/unit keys

This home is MOVE IN READY just in time for University! A great opportunity for investors who are looking to rent the unit out! PARENTS: What if your kid graduated debt free potentially? Freshly painted! This condo is right across the street from the University of Lethbridge. Great view, 2 bedrooms, full bath and storage so you could rent the second bedroom out! Very well managed building with updates all the time. New elevators, common areas all updates, new windows & balcony doors, new roof coming soon (and all paid for). Don't go to university? So what! Stop renting. Build tax free equity. Use all the amazing amenities all around the university and the parks and the river valleys walks, 5 minutes by car to downtown, swimming pool and skating rink right behind. What a view of Lethbridge too!