



**518, 5 Berkeley Place W
Lethbridge, Alberta**

MLS # A2136814



\$150,000

Division:	Varsity Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	787 sq.ft.	Age:	1982 (42 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	1.09 Acres		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 491
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R-150
Foundation:	-	Utilities:	-
Features:	Storage		

Inclusions: Fridge, Stove, Dishwasher, All Window Coverings, All furniture

This property presents a fantastic opportunity for anyone seeking a revenue property or a convenient residence close to the University of Lethbridge. Located within walking distance to the U of L, a variety of restaurants, Shopper's Drug Mart, and public transportation, it offers unparalleled accessibility and convenience. The two-bedroom suite on the fifth floor boasts a functional layout, featuring a charming kitchen, a cozy dining nook, a comfortable living room, a full bathroom, ample storage, and a private balcony. This combination of features makes it an ideal choice for students and investors alike.