



**GRASSROOTS**  
REALTY GROUP

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**218, 5 Berkeley Place W  
Lethbridge, Alberta**

**MLS # A2138441**



**\$155,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Varsity Village                                     |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                  |               |                   |
| <b>Style:</b>    | High-Rise (5+)                                      |               |                   |
| <b>Size:</b>     | 862 sq.ft.  | <b>Age:</b>   | 1982 (42 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Off Street, Parking Lot, Stall            |               |                   |
| <b>Lot Size:</b> | 1.09 Acres  |               |                   |
| <b>Lot Feat:</b> | Few Trees, Lawn, Landscaped, Level, Street Lighting |               |                   |

|                    |                  |                   |        |
|--------------------|------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                | <b>Condo Fee:</b> | \$ 491 |
| <b>Basement:</b>   | -                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco           | <b>Zoning:</b>    | R-150  |
| <b>Foundation:</b> | -                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s)   |                   |        |

**Inclusions:** Fridge, stove, dishwasher, window coverings, 2 unit keys & 2 building keys(or fobs) and microwave

This professionally managed condo offers convenience, comfort, and modern living. As you step into unit 218, you'll immediately notice the thoughtful updates throughout. With 2 bedrooms and 1 bathroom, this unit is perfect for those seeking a cozy yet spacious living space. The blend of laminate and carpet flooring adds warmth and style, while the abundance of natural sunlight pouring into the living room and dining area creates a welcoming ambiance. Whether you're a student at the University of L or a professional working in the west, the location of this condo is unbeatable. Imagine being just minutes away from campus or your workplace, allowing you more time to focus on what matters most. After a long day, unwind on your generously sized balcony, perfect for enjoying your morning coffee or unwinding after a long day. Need extra storage space? No problem! This unit comes with in-unit storage to accommodate all your belongings. The Berkeley #5 Building also offers convenient amenities such as coin laundry and 2 elevators for easy access. Plus, with updated common areas, you'll feel proud to call this community home. Don't miss out on the opportunity to make this your new address! Take possession before September and settle in just in time for fall.