



**42, 55 Lemoyne Crescent W
Lethbridge, Alberta**

MLS # A2143892



\$205,000

Division:	Varsity Village		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,020 sq.ft.	Age:	1977 (47 yrs old)
Beds:	3	Baths:	1
Garage:	Plug-In, Stall		
Lot Size:	4.04 Acres		
Lot Feat:	Backs on to Park/Green Space, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 265
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-100
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, See Remarks, Vinyl Windows		

Inclusions: n/a

Newly renovated, new kitchen, granite counters, OTR, vinyl plank & carpet, faces west so has east facing rear deck. West River Heights is professionally managed with an "engaged" board of Directors, excellent financial statements, remember you are not just investing in a home your are investing in a community, do your due diligence, we can answer any and all condo related questions. Condo fees \$265, incld; professional management, insurance, exterior maintenance, replacement of windows/doors, yard and snow care and more. OPEN for viewing 24/7 via virtual tour, super easy to schedule viewings being vacant. What are you waiting for? More photos & virtual tour will be posted soon.