

115 Lemoyne Crescent W  
Lethbridge, Alberta

MLS # A2231805

**\$469,000**



<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,629 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding	<b>Zoning:</b>	RL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** Hot Tub

Welcome to your perfect family home in the heart of Varsity Village! This beautifully maintained 4-bedroom, 3.5-bathroom two-story home is nestled in a charming, mature neighborhood just minutes from the University of Lethbridge and a short walk to Nicholas Sheran Park. Designed for both everyday living and entertaining, the main floor offers a well-thought-out layout with spacious living areas, sleek quartz countertops, and stylish vinyl flooring throughout. A striking custom open staircase adds a modern statement while enhancing the open feel of the home. Upstairs, you'll find 3 bedrooms, including a generous primary suite complete with its own private ensuite. Whether you're hosting friends or spending a quiet evening in, this home delivers comfort and style. Cozy up by the wood-burning fireplace in the family room, or relax in the secluded backyard hot tub under the stars. Located on a quiet, low-traffic street, this move-in-ready home is well loved, full of charm, and ready for new memories.